

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7847/P	Andrew Makin	13 Field Court 77 Fitzjohns Avenue London NW3 6NY	03/02/2015 17:49:22	OBJ	<p>I wish to object to this application for a number of reasons:</p> <ol style="list-style-type: none"> <li>1. The size and scale of the rear extension at basement and ground level is disproportionate to the building and will take up a significant proportion of the garden. It will also result in the loss of green space and a tree.</li> <li>2. The impact of the change in use from residential to education will result in a significant increase in traffic of up to 169 journeys to the site each morning, and a further 169 each evening. Arkwright Road and Fitzjohn's Avenue are already subject to grid-lock traffic between 8-9am and in the early evening. It is not uncommon to get through a whole cycle of lights at this junction without a car moving. This is primarily a consequence of the five existing schools within 100m of the proposed site. A larger school sited in the middle of this, with associated staff and parents driving their children to school, would only add to this misery.</li> </ol> <p>The proposed "kiss and drop" immediately outside of the building is not a viable solution. Assuming an average use of three cars and each child requires three minutes (including parking), it would take almost three hours to deliver the third of children who are currently driven to school (out of a total of 495). As the school will not be open three hours before the start of class, this means parents will have to park elsewhere (i.e. in residents' parking or on double yellow lines). This will result in a significant increase in traffic. There would also be a negative impact on road safety as increasing numbers of children will have to cross this busy road (possibly on their own if the parent cannot leave their car because it's illegally parked). Further, the "kiss and drop" contract contains no clauses for enforcement, and no penalty for breaking its terms; it is therefore worthless.</p> <ol style="list-style-type: none"> <li>3. The impact of noise from plant equipment would inhibit the peaceful enjoyment of my garden, which is directly opposite the site.</li> <li>4. The noise as a result of the change in use would also negatively impact on the peaceful enjoyment of my flat and garden, which are opposite the site. This is as a consequence of the increased traffic (both vehicles and pedestrians) accessing the school and directly from the enlarged school. Traffic and noise from the school will be further exacerbated by the long opening hours, from 7.15am to 8pm. Such noise will be significantly higher compared to the existing residential use of the building.</li> <li>5. I also object to the proposed development because of road safety concerns. There is a general risk to road safety as a result of the overall increase in traffic resulting from the proposal. There is also a specific risk posed by the narrow pavement on the southern corner of Arkwright Road and Fitzjohns Avenue. At this junction, I frequently witness children waiting in the road for the lights to change. The proposed change in use of the building from residential to education will increase the volume of child pedestrians waiting at this junction, and the increase in road traffic seeking to pass the junction, with associated negative impacts on road safety.</li> </ol>

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2014/7847/P	Debora Ramos	5 Arkwright road Flat 12 NW3 6AA	03/02/2015 21:27:08	COMMNT	Objections due to increase of traffic, congestion and pollution on our already dangerous and overcrowded local roads, the change of use and loss of much needed residential space, the missed opportunity to renovate an Edwardian house within our conservation area and the dangers from excavation in London City at the top of a steep hill where ground water and flooding are already issues, intermittent noise from 140 pupils throughout the day.
2014/7847/P	Massimiliano Folli	5 Arkwright road NW3 6AA	03/02/2015 21:37:14	COMMNT	The resulting increase in traffic, congestion and pollution on our already dangerous and over - crowded local roads, the change of use and loss of much needed residential space, the missed opportunity to renovate an Edwardian house within our conservation in London area
2014/7847/P	Meghan Fay	7 Arkwright Road	02/02/2015 14:14:45	COMMNT	<p>I strongly object to the proposed changes. I live at 7 Arkwright Road, very close to the proposed building works.</p> <p>The traffic on Arkwright Road is at a level that greatly impacts efficiency, safety, and quality of life. The traffic is largely caused by school parents who drop-off and pick up their children in the mornings and afternoons. The addition of another school would exacerbate this problem.</p> <p>Since moving to 7 Arkwright, my car (parked in front of my house) has been hit twice by parents picking up their school children. In addition, I own a parking space at 7 Arkwright Road and during the morning school pick-up and drop-off times, parents continuously block my parking space. In addition, many parents (who do not have Hampstead permits) park illegally on Arkwright to pick up their children, completely preventing residents from parking during school pick-up and drop-off times. This is an every day, ongoing problem that creates arguments on the street. This creates stress and tension in the community.</p> <p>The driving factor behind these problems (and those that many of my neighbours face) are that there is not enough space on Arkwright Road for the number of students that currently exist and the amount of traffic there is. So, parents do not abide by parking restrictions and often drive recklessly. This greatly impacts the quality of life for those living on and around Arkwright Road.</p> <p>In addition there is currently already an ongoing large construction project at 9 Arkwright Road that is further causing traffic and sometimes limiting parking.</p> <p>I also object on the grounds that changing another home in Hampstead to anything other than a residential building is wrong. Many people are being priced out of the beautiful borough of Hampstead and further decreasing housing only will serve to continue this trend.</p> <p>Finally, I object to the excavation as excavation causes much more disruption to neighbours and risk of future problems.</p>

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2014/7847/P	Steven Baker	7 Arkwright road NW3 6AA	02/02/2015 21:42:06	OBJ	<p>I strongly object to the proposed application.</p> <p>This application will cause a severe increase in traffic congestion in an area that is saturated with schools already. We have to deal with parents blocking our driveways, parking in our driveways and hitting our cars on a daily basis. Has the safety of the 1400 children already coming to the 3 schools in the area even been considered from the increase in traffic?</p> <p>The proposed development will not add to or benefit the local conservation area. The excavation at the top of the hill poses dangers that are well documented already. This is a much missed opportunity to renovate and provide much needed residential space in the area. I strongly believe that the long term impact of passing this application will have a serious detrimental effect on not just the local residents but to the much wider Hampstead community.</p>

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2014/7847/P	Siobhan Ezra	14 Arkwright Road	02/02/2015 16:43:35	OBJ	<p>As an independent school, this new school will draw in many pupils from outside the immediate area and, indeed, from outside the borough. This is not a school that is being built in response to the planned increase in housing in Camden: rather it is a pure, money-making opportunity on the part of the owners Alpha Plus. The school is currently very concerned about the safety of its pupils crossing Fitzjohns Avenue to visit the canteen. But it does not need to build a whole new school to rectify this problem. It could open an additional canteen at 3 Arkwright and allow the rest of the building to remain as residential space.</p> <p>The school's own Travel Plan admits that it will result in an increase in the number of private car journeys and the idea of a "Kiss and Drop" outside 3 Arkwright will cause higher congestion and traffic queues at the already busy junction of Arkwright and Fitzjohns. It will be positively dangerous and will slow the traffic over an extended distance.</p> <p>If this school goes ahead, there will be almost 1,400 pupils attending the three schools at this junction. Hampstead already has approximately 10,500 children coming to its schools each day (more than the population of the area itself) and, given the preponderance of independent schools, we are already plagued by traffic, congestion, illegal parking and pollution. We do not need another school to add further to our problems. Residents are virtually prisoners in their own homes during the morning and afternoon school runs and there is little or no control on the illegal parking by school run drivers - unlike visitors and residents who are never allowed such leeway.</p> <p>Contrary to what the school says, its School Travel Plan cannot and never will be enforced and, once this school is built, it will be entirely up to the school to try and make it parents use their cars less. Experience has shown that parents who travel from beyond walking distance will inevitably use their cars and only a minority will choose to use public transport.</p> <p>Furthermore, the change of use to a school will mean the loss of an Edwardian house that sits within a Conservation Area during a period when we can ill afford to lose residential space. The plans for extending the basement and digging into London Clay within an area that already suffers from flooding and poor drainage is not investigated with any rigour within the plans and may cause damage to surrounding buildings.</p> <p>I strongly oppose this application on all these grounds.</p>

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2014/7847/P	Cynthia Rand	2 Langland Gardens	03/02/2015 18:06:51	OBJ	I am concerned that the addition of another school on Arkwright Road, in Hampstead will lead to YET further congestion on the roads leading to the proposed school. One can barely drive up or down any of the roads in Hampstead at the time of day students are either entering or leaving school. Many of the cars dropping or picking up students park illegally or poorly on the adjacent roads. Especially when the drivers are running late!! Please consider these road and parking safety issues when considering the plans submitted by Alpha Plus. I seriously doubt a 'parking bay' would alleviate any of the congestion or parking issues as the queue to wait for the bay to free up will cause further traffic issues at drop off/pick up times. Your consideration of these concerns in our already overcrowded traffic is greatly appreciated.
2014/7847/P	Cynthia Rand	2 Langland Gardens	03/02/2015 18:06:50	OBJ	
2014/7847/P	Robert Hayim	the new house 13b arkwright rd london nw3 6aa	03/02/2015 09:19:40	OBJ	<p>Arkwright Rd is already congested with cars at various times of the day, crossing the roads and visitor parking are already badly affected. Another school in the road is really not derivable from this standpoint.</p> <p>In addition, changing the use from a residential house would mean that the upper end of the road is just becoming 'school row' , we need a more residential balance in the road.</p> <p>Finally, we have already been the victims of ill-considered basement planning consents uphill in the road; there are consequences and and impacts on houses further down the hill as we can testify!</p>
2014/7847/P	Cynthia Rand	2 Langland Gardens	03/02/2015 18:06:50	OBJ	I am concerned that the addition of another school on Arkwright Road, in Hampstead will lead to YET further congestion on the roads leading to the proposed school. One can barely drive up or down any of the roads in Hampstead at the time of day students are either entering or leaving school. Many of the cars dropping or picking up students park illegally or poorly on the adjacent roads. Especially when the drivers are running late!! Please consider these road and parking safety issues when considering the plans submitted by Alpha Plus. I seriously doubt a 'parking bay' would alleviate any of the congestion or parking issues as the queue to wait for the bay to free up will cause further traffic issues at drop off/pick up times. Your consideration of these concerns in our already overcrowded traffic is greatly appreciated.
2014/7847/P	Cynthia Rand	2 Langland Gardens	03/02/2015 18:06:28	OBJ	

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2014/7847/P	Suzanne Grundy	Flat 5 15 Lindfield Gardens NW3 6PX	03/02/2015 21:20:09	OBJ	<p>I would like to object to this proposal on the following grounds:</p> <ol style="list-style-type: none"> <li>1.The existing congestion on Arkwright Road and Fitzjohns Avenue is already absolutely terrible without additional transportation for a further 140 children.</li> <li>2.The queues of cars at school start and finishing times cause massive delays, pollution, and obstruction to emergency vehicles on the main artery to and from the Royal Free Hospital and West Hampstead Fire Station.</li> <li>3.Our residential streets are already flooded with educational establishments, are not necessarily for the use of local residents.</li> <li>4.There is very little space provided for children's recreation.</li> <li>5.Extensive basement excavations are not suitable for Victorian houses, especially when they are situated on clay at the top of a very steep hill.</li> <li>6.Businesses should not be encouraged to take over residential space and parking, to the detriment of the local community.</li> </ol>
2014/7847/P	Fursey McHugh	Flat 5 15 Lindfield Gardens NW3 6PX	02/02/2015 18:10:30	OBJ	<p>I would like to object to this application which has not been communicated to the residents of Lindfield Gardens. Hampstead has many schools dating from a time when car ownership was much less than today and unfortunately the congestion in Hampstead during school term is now beyond severe. Arkwright Road is narrow and cannot sustain the extra traffic that an extra 140 students would generate as it is not coping very well at present. It can take 15 mins to get up Arkwright Road when the school finishes. At present the parents cars litter the side of the road in the morning and evening and quite a few heated arguments occur regarding inconsiderate parking or blocking drives and other areas. Instead of discouraging parents from bringing their children to school by car, the proposed Kiss and Drop zone will only encourage this practice and will cause even more congestion. Although the school promises this zone will be policed by staff, it is common knowledge that only police can do this with any efficiency and authority. I would remind the council that Arkwright Road has a vital linking function between Fitzjohn's Ave and Finchley Road and is used by the ambulances of the Royal Free Hospital. This link is too narrow for this vital function, but this plan will cause even more stress and obstruction.</p> <p>If St Anthony's really need to expand, then surely it would be better for them to find another site? I am sure parents and staff would follow the school wherever it went.</p>
2014/7847/P	M Orwell	31 Frognal	02/02/2015 18:23:11	OBJ	<p>I would like to object to this application on the following grounds:</p> <ol style="list-style-type: none"> <li>1) Change of use</li> <li>2) Loss of residential housing, a Council priority</li> <li>3) Over-development in a conservation area</li> <li>4) Loss of green space</li> <li>5) Increased noise and intrusion in a residential neighbourhood</li> <li>6) Approx 50% increase in car journeys on a road that is already very congested during rush hour. Even the highly optimistic Traffic Report commissioned by the applicant acknowledges this increase.</li> <li>7) Proposed 'kiss and drop' traffic mediation scheme is impractical, purely voluntary and does nothing to reduce congestion at pick up times</li> </ol>

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2014/7847/P	M.Nelso	2a Linndfield Gardens NW3 6PU	03/02/2015 13:02:10	COMMEMP ER	I am aghast at the thought of the extra number of cars that would be on the road at peak hours. People dropping children off to school at the moment seem to have no regard for other road users and the thought of even more cars cluttering up the road is beyond belief. At the moment getting out of Arkwright Road into St Johns Ave is a nightmare and it is more good luck than good management that there have not been serious accidents at this junction. In the late afternoon the same applies. I hope that the planning officer will bear in mind the great responsibility to keep the roads and people that use them safe in this area. I believe granting the application will be the height of irresponsibility
2014/7847/P	Simon Randall	9 Field Court 77 Fitzjohns Avenue London NW3 6NY	02/02/2015 16:03:59	OBJ	The existing number of schools in and around this area is already at breaking point. The rudeness of the drivers, lack of safety, care and attention and direct rudeness I have had to deal with as a resident in Arkwright road mean I am against this development in it's entirety.
2014/7847/P	M.Nelso	2a Linndfield Gardens NW3 6PU	03/02/2015 13:01:48	COMMEMP ER	I am aghast at the thought of the extra number of cars that would be on the road at peak hours. People dropping children off to school at the moment seem to have no regard for other road users and the thought of even more cars cluttering up the road is beyond belief. At the moment getting out of Arkwright Road into St Johns Ave is a nightmare and it is more good luck than good management that there have not been serious accidents at this junction. In the late afternoon the same applies. I hope that the planning officer will bear in mind the great responsibility to keep the roads and people that use them safe in this area. I believe granting the application will be the height of irresponsibility