

From: Fowler, David
Sent: 13 February 2015 08:41
To: Planning
Subject: FW: 2014/7651/P - Phase 2 Liddell Road redevelopment

Please upload.

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David Fowler
Principal Planning Officer

Telephone: 0207 974 2123

From: Guy Shackleton [REDACTED]
Sent: 13 February 2015 08:28
To: Planning
Cc: Fowler, David
Subject: 2014/7651/P - Phase 2 Liddell Road redevelopment

The split of this planning application appears strange as during the consultation Camden Council indicated that the proposed residential development was necessary to fund the new school provision? If the development is constructed sequentially (i.e. the school completed for September 2016 followed by the residential and workplace building) then the impact on the community will be prolonged and the first years of the schools operation will be disrupted.

The proposed 11 storey residential tower is out of scale with the surrounding area resulting in significant overlooking of the park and adjoining residential properties. In an area which has been identified as deficient in open space it seems strange to provide additional residential units without any increase in open recreational space. Also the lack of affordable housing appears contrary to the Council's planning policy which should set the standard for other private developers.

The proposed workspace is comparable to that found in the now demolished Handrail House on Maygrove Road (currently being replaced by housing). In order to permit the loss of this space significant evidence was produced to show that this type of space was not viable in this location.

Overall the proposed scale of the development on a site which is not zoned as part of the West Hampstead Growth Area is significantly out of scale with the surrounding context and appears to be driven by financial necessity rather than due consideration of current planning policy and community concerns. The preparation of wider master-plan for the

West Hampstead area would have allowed local residents to judge these proposals in a wider context and perhaps provide the necessary different uses within the area rather than all compressed on this single site.

Both applications should be refused in their current form and a more considered brief that provides a 'stand alone' primary school (even if this managed in partnership with the existing Kingsgate provision). Any associated housing / workspace provision also needs to be in scale with the existing context.

Guy Shackle - local resident
24 Brassey Road, London NW6 2BE

Kingsgate Primary School
Supporting statement

Phase 1 2014/7649/P Construction of new school buildings for Kingsgate Primary School for pupils aged 3 to 7 years old

As Headteacher - with the full support of our Governing Body, I welcome the opportunity to expand Kingsgate Primary school and provide new school primary places in a popular and outstanding school. The new buildings at Liddell Road provide an ideal opportunity to create an environment tailored to the needs of early years and KS1 (infants).

We have worked closely with the architects to plan for the building we need. We are confident that the proposed design at Liddell Road will enhance the school's teaching and learning to ensure pupils who attend this school achieve academically as well as they can.

The rationale behind organising the two parts of the school into phases rather than grouping pupils vertically is based on sound educational principles.

There are many benefits to having a year group physically all in one place. At Kingsgate Primary school teachers work collaboratively in year group teams to plan lessons and to assess pupils' work and progress. Teachers within the year group share good practice and newer teachers can benefit from working closely with experienced teachers. As a larger year group team we have the capacity to be more flexible about how we organise groups of pupils and use our resources. For example, as an important part of our reading programme, pupils from across the year group are organised into small groups geared towards their own particular needs and they are taught the important skills of learning to read on a daily basis. Having a larger cohort allows us to really fine tune the groups and their particular academic needs.

In terms of resourcing it is more cost effective to have all the resources appropriate for a particular age range in one place to be shared and used for the benefit of pupils, rather than duplicating resources across two separate sites.

Nursery and Reception pupils have particular requirements when it comes to their physical space as they need all day access to an outside classroom. The school has been closely involved in planning for our youngest pupils high quality fit for purpose outdoor classrooms which will greatly enhance their learning. The current school dating from Victorian times was built in an era when young children were taught in a very different way. We are very pleased that moving our Early Years Foundation Stage to a new building will allow us to provide great opportunities for pupils to learn without any constraints of space or access to the outdoors.

Regarding the management of playtimes where there are pupils from a narrower age range, it is easier to provide equipment and activities fit for purpose and suitable for the age group concerned.

Much of our professional development for staff takes place in school, through working with external consultants, working with the leadership team, observing lessons delivered by colleagues, planning lessons and assessing pupils' progress with subject leaders. If teachers in the same year group were physically divided over two sites this would reduce our capacity to provide excellent on-going professional development.

Kingsgate Primary School will continue to be a very close knit community and we work in partnership with our parents to make sure that the pupils who attend this school achieve academically as well as they can.

Phase 2 new housing and workspace 2014/7651/P construction new housing and business units, along with the landscaping and external works

We like the design of the housing and employment space. The new open space and links to the park and local children's centre will complement the school and provide a high quality environment for the children and families at our school.

Liz Hayward

Headteacher

10th February 2015

From: James King [REDACTED]
Sent: 12 February 2015 23:05
To: Cornwall-Jones, Kate
Cc: Janet Grauberg; Planning
Subject: RE: Liddell Road planning application and admissions consultation update

Dear Kate

I have just submitted comments online regarding one of the Liddell Road planning applications (2014/7651/P). I had understood that comments on both Liddell Road applications would be accepted until 12 February. However, it appears that it is no longer possible to submit online comments regarding the school application (2014/7649/P). So I have pasted below the comments below from Kilburn Liberal Democrats on the school application, in the hope that you are still able to consider them as part of the planning process.

Best regards
James

We have consistently campaigned for the provision of a new primary school for Kilburn and West Hampstead. However, the Council's proposed approach to this development is not in the best interests of parents and children.

Instead of facilitating a new choice of school, the Council decided instead that the new Liddell Road building should be a second site for an expansion of Kingsgate school. We are concerned about developing a new school building designed for infant children only, on the basis of pursuing this unusual split-site model. Parents with children at both sites will face a walk of over 20mins, including negotiating the very busy West Hampstead interchange when dropping off and collecting their children.

In addition, we note there is continuing uncertainty regarding the impact of a second site on the admissions policy for Kingsgate school. The Council has only recently included a question about Kingsgate in a consultation about admissions policy for Camden schools.

This is a very important issue for Kilburn parents and the Council's position on admissions should have been made clear before it made decisions about the split-site model and put forward a planning application on that basis.

It seems the admissions point for Kingsgate school might move north to the new Liddell Road site. We are worried this could make it more difficult for parents in the 'southern' parts of Kilburn ward – such as the Alexandra/Ainsworth, Abbey and Mortimer estates – to secure a place for their kids at Kingsgate.

We suggest the committee should postpone making a decision about this application until the outcome of the admissions policy consultation, and the implications for Kilburn parents, have become clear.

*James King and Janet Grauberg
Kilburn Liberal Democrats*

From: Cornwall-Jones, Kate [REDACTED]
Sent: 12 January 2015 19:06
Subject: Liddell Road planning application and admissions consultation update

Dear Resident,

Last year Camden agreed to expand Kingsgate Primary School, based in Kingsgate Road NW6, to provide 420 new primary school places. A new school building for children aged 3 to 8 years old will be built in a mixed use redevelopment at Liddell Road, subject to planning consent and consultation on admissions arrangements. The project is part of Camden's Community Investment Programme (CIP). Making sure Camden has enough school places is one of our highest priorities for the CIP.

Camden Council submitted planning applications for the redevelopment of the Liddell Road site in December 2014.

You can find out more about the planning applications and how to comment here: www.camden.gov.uk/liddellroad

Consultation for the planning applications will be open until 30 January 2015.

Camden Council is also consulting on arrangements for admission to primary and secondary schools in September 2016.

The Council has to consult each year on co-ordinating school admissions and proposed arrangements for admissions to community schools. Included in this year's [consultation document](#) are some important changes regarding [Kingsgate Primary School](#). You can find out more about this consultation and how to comment here: www.camden.gov.uk/admissions

Comments on the school admissions arrangements should be sent to [REDACTED] by 6 March 2015

Officers from Camden's Children Schools and Families will be available to answer your queries and explain the proposals:

•**Wednesday 14 January** from 5 - 7.30pm at West Hampstead Library

•**Thursday 15 January** from 5-8.30pm at Sidings Community Centre

Kate Cornwall-Jones
Senior Development Manager
Strategy and Resources
Children Schools and Families
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