

18 May 2015

Mr M Cassidy  
London Borough of Camden  
Department Management  
Town Hall  
Judd Street  
London  
WC1H 9JE

Dear Mr Cassidy,

**Hampstead School Westbere Road London NW2 3RT**  
**New school buildings**  
**Reference: 2015/1672/P**

I am writing on behalf of my Clients, Mr and Mrs Franklin, who own 12 Menelik Road. Their property is to the south of the school overlooking what is at present the hard surfaced playground area. This is the location of the proposed three storey teaching block, which would be directly behind their house with the flank wall at the end of their garden.

Whilst my Clients are generally supportive of the School's improvement plans, the location and design of the three storey block is for them a cause of considerable concern. Having discussed their concerns, we request that the design of the block is amended to reduce the overall potential impact on their amenity and enjoyment of their property.

The new teaching block is less than 10 metres from their boundary and would have an overbearing effect when viewed from house and garden. At present their house has an open aspect, which would be entirely blocked by the new building, removing views of the sky and reducing light coming into their property. This would be exacerbated by the selected dark render applied to the main part of the building, which would absorb light and does nothing to reduce its apparent scale and bulk.

It is evident that assessing the daylight distribution using the no-skyline test suggested by BRE, as opposed to the vertical sky component test results in substantially greater levels of impact upon the rear habitable rooms of my Client's property. This test should be used where room layouts are known, and an adverse impact is considered to be caused by a reduction in light of more than 0.8 of the before development value. An assessment of these impacts has indicated reductions in light of 50% to 55% for the main habitable rooms on the rear of their house. This would not comply with the BRE guidelines.

There would be a loss of privacy caused by overlooking from the new teaching building, which would directly overlook my Client's garden and the rear of their house. Given the proximity of the proposed building and the direct line of sight into my Client's property, the loss of privacy is considered to be a valid concern.

We also note that the proposed floor plan shows a music room on the ground floor with windows shown facing towards their house. Noise from the music room is likely to cause disturbance, particularly if the music room is used throughout the day for different lessons and the windows are opened for ventilation.

Reviewing the plans of the proposed building, we are of the view that some relatively straightforward changes could be made to the design to help reduce the impact of the building on its near neighbours. Firstly, we would suggest the layout of the 2<sup>nd</sup> floor is revised to introduce a step to the end elevation of the building. This could be achieved by moving the classrooms so that they are located over the top of the 2 storey hall below, and incorporating the 2 storey section on the end of the building. In doing so, the apparent scale and bulk of the building facing my Client's house would be much reduced and they would also regain a significant amount of light and views of the sky.

Whilst the floorplan would need to be reconfigured to accommodate this change, we believe that the same amount of floorspace could be provided without adding to the complexity or costs of construction. Stairs and service cores could remain in the same positions, with the bulk of the building increase on the frontage facing towards the other school buildings.

We attach a sketch plan indicating the suggested change for consideration, and hope that the applicants will be able to consider this as a suitable alternative.

We also request that the colour and finish of the building is reconsidered to introduce a paler colour facing the residential properties along Menelik Road, which would help to reflect more light and reduce the apparent bulk and scale of the new teaching building still further.

In order to overcome the loss of privacy, we suggest that the windows facing my Client's property are specified with opaque glass to prevent direct line of sight into their house and garden. This could be dealt with by way of a planning condition.

The potential noise from the music room remains a concern, but this could be addressed with a suitable specification for the building to contain the noise and a requirement to ensure the windows are double glazed and fixed to prevent them from being left open. Mechanical ventilation may be required, but we see no reason why this could not be incorporated into the design.

As stated above, our Clients support improvements to the school however, they are concerned about the impact that the new teaching building will have on their amenity, privacy and light. Some relatively straightforward changes to the design would largely overcome these concerns, which could be incorporated into the design without adversely affecting the use or function of the building.

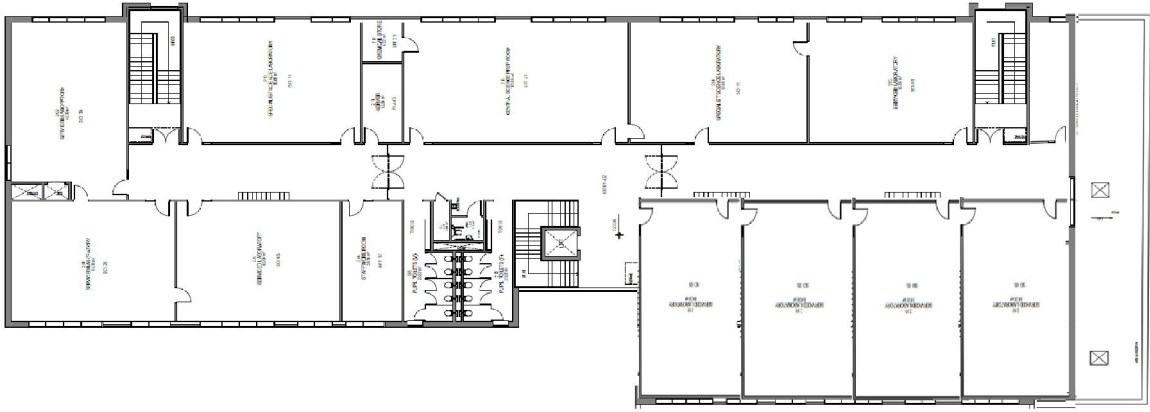
Please do not hesitate to get in touch if you wish to discuss any of these points in more detail, and I would be grateful if you could keep me informed of progress with the application so that we may review any changes that made.

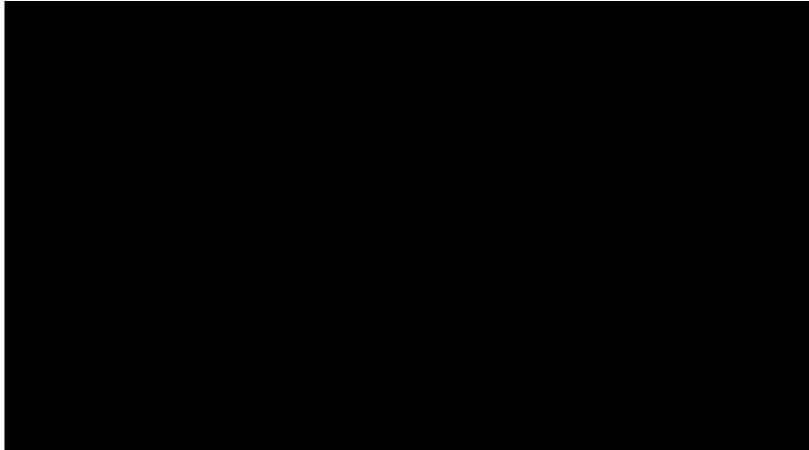
Yours sincerely



**Chris Akrell** BA(Hons) DipTP MRTPI  
**Director**

01234 924921  
07807 147256  
[ca@townplanningservices.com](mailto:ca@townplanningservices.com)





**Sent:** 19 May 2015 07:32  
**To:** Cassidy, Michael  
**Subject:** NEW BUILDING IN HAMPSTEAD SCHOOL

Dear Michael

I would like to object to the new building planned for Hampstead School that will affect us residents in Menelik Road, the School is directly facing my back garden. As it's 4ft taller and ugly grey stone, not only will it stop any sunlight from coming into our homes, the building will look like a prison. We pay such high council tax in this area and deserve much better, I'm sure you could make it more attractive to the eye. I'm sure other residents are not happy with this decision and also want to protest. Why not give it a bright colour which would fit in with the surroundings.

Yours sincerely

Theresa Searle

**Young, Tony**

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**From:** Russell, Lorna (Councillor)  
**Sent:** 18 May 2015 16:37  
**To:** [REDACTED]  
**Subject:** Planning application 2015/1672/P

Dear Michael,

I am writing to you to comment on planning application 2015/1672/P, which concerns the application for a new building at Hampstead School.

I strongly support the school's desire to upgrade its facilities. It is important that this good school is able to provide its students with access to first class facilities, and I commend its staff for bringing forward an application to upgrade them. I note that as part of this upgrade, I would like to see the level of cycle parking increased on the site.

However, I have received two primary concerns from local residents that also cannot be ignored:

**The proximity of the building to houses on Menelik Road**

The new building will back onto several properties on Menelik Road and, at three stories (12m) high, will have a detrimental impact on these residents' views and access to daylight. It will be extremely imposing on those residents living nearby it, likely to result in a feeling of enclosure. It will also erode their privacy, giving people using the building clear views into nearby properties. Further, if the building is not sufficiently soundproofed, the noise impact from music activities could also be detrimental to local residents.

I am also concerned that the design, shape and colour of the building is out of character with the rest of the local area and its attractive Victorian architecture.

Taking these points into consideration, I would support an amended planning application on the condition that the new building is moved 10m or so further away from residents' properties on Menelik Road.

If this is not possible, I would also support an application that saw a reconfiguration of the second floor so that the two storey section is nearer the properties on Menelik Road, which should reduce way that the building would impact on their access to daylight.

I further suggest that the side of the building that backs onto properties on Menelik Road is painted white so that it reflects daylight and minimises the impact that it has on their views.

## **Consultation**

I would also like to express disappointment about the process of consultation that took place for this planning application. As a local councillor, I was not notified about the application nor about the one consultation event in March, and it seems local residents and groups were not made aware of the application and event either. This hasn't left the community with much time to consider the proposals.

I would therefore like to see the school reach out to the community by holding a further consultation event and by extending the application deadline. This will provide much more opportunity for residents' views to be taken into account in the consideration of this planning application.

Kind regards,

Lorna

**Cllr. Lorna Russell**  
Fortune Green Ward (Labour / Co-op)  
London Borough of Camden