

Application No: 2016/2042/L	Consultees Name: alex shinder	Consultees Addr: 9 Hampstead Hill Gardens	Received: 18/04/2016 21:28:25	Comment: OBJ	Response: I object to the proposed development of the school. Congestion The school's catchment is Belsize Park. The school is outside the catchment although I hear there are proposals to change the catchment to just bring the school in to it solely in order for the school to be called local which is inaccurate and deliberately misleading . It will not be a school for local children in reality. Proximity to the school is low down on the list of admissions criteria and the local area is already served by many schools. It is clear that the school will be for Abacus children at least half of whom don't even live in Belsize Park who live some distance away. As it is expected that this will be an Academy the Council will have very little or any influence going forward. Primary school children coming from down the hill in Adelaide road will need vehicular transport as will suppliers of for example meals to the school. It is inconceivable for 4 or 5 year year olds to travel this far on foot or by bike. Based on comparables (schools that also discourage driving) there will be close to 200additional cars (4-800 people including staff and carers 2X per day) this is based on comparables of primary school pupils will come by car to a school this far from where they live. There is almost no parking and this will result in double parking and side street blockage. There will be bottlenecked access to this school as any other school of this size would have far larger access and internal space. There are already numerous schools in Hampstead. Another would contravene DP16 if there are adverse school run affects. Outside of school hours the school will be used for other purposes e.g. adult education classes so one must assume that this disruption will take place at more than just school times. All this needs to be within the context of the potential adverse traffic effects of inter alia the approved Royal Free Pears Building proposal; the Cycle Super Highway proposals; HS 2; and the development of 100 Avenue Road. There will also be an adverse effect on ambulance traffic already often gridlocked in the area . The school run here is not just about vehicles but also footfall. Hampstead Hill School; North Bridge House School the Academy School are just a few of the schools within a stone's throw. Access is also by foot to the Royal Free Hospital; the Keats Practice a major GP surgery; and another GP surgery and a dentist. This is a crowded area of the street already. 420 kids arriving and leaving with carers and school staff is just too much. Please think of the elderly people who have to use these facilities. The entrance to the school is comparatively small as is the waiting area. This will have a bottleneck effect of further spillage into the street. Pollution Hampstead Hight Street is already well above the advised pollution levels and this will only exacerbate the problem.
					Amenity The police station was a local amenity and the building should be used as one but it was never designed to be a building to house so many people let alone arriving and leaving within a short space of time. It would be ideal as an outpatient extension of the Royal Free. You can put a school in numerous places but you can't put a hospital everywhere. It seems that the police station is ideally suited as an outpatient clinic or a hub for medical consultants or nurses accommodation. This will create more local jobs.

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					The playground on the roof makes a virtue of necessity. To say that this is deliberate to minimise noise is disingenuous. With a school of the proposed size it is the only place it can go. This contravenes space requirements for children in all cases other than inner city areas which this is not. If the building was used for a smaller number of people or a different use there would be no need for this. As it is proposed as a playground breaks will need to be staggered and there is no sports facility and so the playground will be in continuous use. The playground while not visible from the street is from the backs which currently are quiet. The increase in noise from virtually a nil level will result in loss of amenity. The extensive building work proposed will also be noisy and disruptive to traffic over an extended period of time. Alteration of a unique conservation area The area is one of considerable architectural heritage and there are numerous listed buildings not only in Rosslyn Hill but also Downshire Hill and Hampstead Hill Gardens. The area is a conservation area and is in the heart of Hampstead. The extension is ugly and too large in scale and would dramatically alter the nature of this unique conservation area. The proposed building is to the boundary which contravenes practice. Geological issues There are geological ground water issues concerning the nearby Pears building proposal.it is surprising that a survey is not part of the planning application. It may result in important structural issues arising.
					Consultation At the consultation that took place at Pax Lodge, valid objections were raised at this meeting and councillors sought that these be taken into account in the proposals. None have been. I again repeat the concern that the Council will have limited influence here going forward. It raises the whole question of governance. The consultation is too limited as this has a major effect on the whole neighbourhood. It seems odd that only contiguous properties were advised that the application had been submitted giving insufficient time and reach to organise an appropriate response.