

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Siobhan Ezra	14 Arkwright Road NW3 6BG	19/04/2016 14:28:19	OBJ	<p>I am writing on behalf of the Arkwright Road Residents' Committee to object to this application.</p> <p>The proposed school has a catchment area some distance away from the site and will exacerbate traffic, congestion and pollution across a wide area of NW3 - something that should be totally avoided given the problems that the school run already creates for our area. The school is offering no form of transport to take children to and from the school and it is inevitable that parents will use cars therefore.</p> <p>In addition, this is an over-development of a listed building and the proposed number of students is far too high. As a result, the plans have little regard for some of the building's major architectural features. Consultation with local residents to work towards a more acceptable proposal has been inadequate.</p> <p>For all these reasons, this application should be turned down in its present form.</p>
2016/1590/P	Christian Buxton	FLAT 5 45 ROSSLYN HILL NW3 5UH NW3 5UH	20/04/2016 08:39:52	OBJLETTE R	<p>I am against the proposal as the change in use represents a substantial overdevelopment of a protected building. Furthermore the proposed school would dramatically increase traffic congestion. I live opposite and the traffic / noise is already extremely high and at school times the surrounding streets are often grid locked and the traffic is awful. Should the development be granted it would be very unfair to the residents who are already sandwiches between the Hampstead and Belsize Park commercial areas and the Royal Free Hospital.</p>

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2016/1590/P Steven Bobasch 12A Keats Grove 19/04/2016 12:09:25 INT

OBJECTION TO APPLICATION ON NUMEROUS GROUNDS

1. No demonstrated need for this school; wrong location

If there was a need for schools, I would be keen to support but where is the evidence?

There are 37 schools in the area – perhaps a higher concentration than anywhere in the country and possibly Europe. Of those 13 are already open to all without fees.

To say they received many applications for the original school is feeble “evidence”. Parents may actually apply to several schools...or just to see what is possible or not even be qualified.

And now we jump to 420...

For such a large development is reasonable to expect a study of population census returns in Belsize to support the huge growth in numbers of children.

Why has the school suddenly grown from 210 – itself seemingly unsupported - to double that? Just because the site appears available? Or because Whitehall wants to show that it can open more academy schools and this gets the numbers up?

The site is located in the wrong place for this school. It is right at the very tip of the catchment area, clearly extended to allow the site to be included. The catchment area excludes most of the local area which is bureaucracy gone crazy

2. Heritage Area and Design

This is a Heritage area. The proposed building pays only lip service to heritage. It rides roughshod over basic principles to preserve as much as feasible.

The extensions are huge as they need to have a very large school on a small site.

The conclusion is that this is overbuilt for the site, especially for about 500 children and adults.

Much of what is proposed appears to be low-cost fudges, based more on building design used in areas where “Heritage” is not an issue.

Cheap bricks, even in a totally wrong colour is typical of designing on the cheap without taking any cognisance of the surroundings.

The bulk of the new building is bloated and out-of- scale and context with neighbouring buildings in Downshire Hill. This is a street surely worthy of protection if anything in Camden is. That is not to rule our change or even new buildings but to insist that it all reads together.

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It will be very visible so it must fit in the street – this design fails to do so.

It appears strange to locate the necessary playground at roof top level – rather reminiscent of a slum area with the high cages. Would be right at home in Baltimore – but in Camden?
Again how can a Conservation area survive with such a backward social step of imprisoned children?

A smaller school could accommodate the playground at lower level

Not enough attention is given in the designs to service and waste (including kitchen waste) removal activities. It looks from the drawings (not annotated) that these will have to use the main entrance doors, surely not satisfactory, or hygienic

3. Transport

As a local resident, a major concern is the school run.

The school concentration is already a real issue in Hampstead and this new school simply adds to the problem, alleviating nothing elsewhere.

Conveniently, the application doesn't trouble itself in addressing this issue properly. Perhaps because they cannot or because they consider planning is a formality and the school is a "done deal".

Let's look at the details for the Morning Drop off:
Cars will have to come up Rosslyn Hill and then turn right into Downshire Hill. They will then be on the wrong side to drop children. Will they all do U turns?
Or will they all cross over to the school side?
Chaos either way.
Or they will come up through Pond Street, South End Green and either Keats Grove or Downshire Hill. Using Downshire Hill they will meet head on all the parents leaving after dropping off and Downshire is too narrow for 2 way traffic to go smoothly; in Keats Grove, you have a narrow street with houses close to the road and a mainly elderly residence profile. Traffic will race up here to join the queue and stop at the top.

For the Evening pick up:
This is worse as parents have to wait for their children.
They arrive early and then where will they put themselves?
We are talking about up to 400 cars here. Assuming that some walk, it still means upwards of 200 cars to put in a small area.
This is a pipe dream.

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There is some nonsense about declaring the school a car free zone or such like. This is symbolic of a Canute approach to the reality.

- Because the school is very poorly sited on the very edge of the catchment area, children will have to travel considerable distances. All these children will be young, some very young – it is a primary school – and cannot be expected to walk that far EVERY day in EVERY weather and never alone.
- Hampstead has hills – the school is right at the top of its catchment zone. Many children, and parents/carers, especially those with disabilities, will not be able to make the trip on foot.
- In bad weather, and we have our share, foot traffic will plummet
- In every other school in Hampstead, car congestion is a real problem – why is this one different?
- This school could be very large – 420 children plus staff = a lot of traffic
- Currently, the school in its temporary home is 100% transported by need – why would people change?
- There can be no sanction for parents who use cars – as the applicant admits.
- It is impossible to control parents dropping children. They become defensive even aggressive if asked to move on.

The usage of the school outside school hours is not covered. There needs to be limits imposed to ensure that traffic chaos is not extended.

4 Environmental issues

- Car traffic which by agreeing to this school alone will increase Emission and other pollution
- Danger to children: The nature of this overbuilt site on the corner of busy roads itself leads to concern.
- The Building: The use of environmentally unfriendly (and unnecessary) plant such as air conditioning is astonishing for a new building in an age when global warming is a real issue
- Building work in other areas. A large project at this time will be challenging at the least given the many other construction project close by or which will impact transport (HS2 and Cross Rail 2 and the Cycle Superhighway)
 - o There is no construction plan which is surely essential for such a project in this location. Its absence is almost an insult to the Camden planning process
- The schools will increase vehicle traffic – there can be NO rational argument with that. This will in turn add pollution to an area already suffering from excessive air pollution emissions.
 - o Recent research by the Hampstead Neighbourhood Forum has shown that the Rosslyn Hill/High Street zone is well over double the accepted upper emissions limit, and that public health is already at risk.
 - o The victims at risk are those very children in the school and the elderly, many with breathing

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2016/1590/P	Cyrena Fink	27 Rossllyn Hill London NW3 5UJ	19/04/2016 17:02:02	OBJ	<p>problems who live locally and visit the Doctor's surgery opposite.</p> <p>I strongly oppose the conversion of the old Police Station to a school. The proposal represents a substantial overdevelopment of the area. Hampstead is already the most densely populated area of London for schools, with over 12,500 pupils arriving every day. The addition of a school of 400+ pupils will make the area impassible, both for vehicular and pedestrian traffic. As a resident who lives directly across the street, it is already almost impossible to enter or exit my driveway at school run times. This situation will only worsen with the HS2 HGVs that will soon use this as an exit route. A school would require daily school busses, food and supply deliveries, as well as parents parking/double parking to drop off and collect small children. Air pollution will be extreme with standing vehicles at all times. Furthermore noise pollution from the addition of a playground will be continuous and very disruptive as the site is intended for multi-use including evenings. I will do anything in my means to block this development to preserve the neighborhood. Sincerely, Cyrena Fink and Geoffrey Fink</p>

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2016/1590/P	Sasha Josephides	19B Hampstead Hill Gardens NW3 2PJ NW3 2PJ	19/04/2016 15:18:13	COMNOT	<p>I object to the planning proposal to develop the police station into a primary school for the following reasons:</p> <ol style="list-style-type: none"> 1. A school at that location will create unacceptable levels of extra traffic, both vehicular and pedestrian. 2. Despite the best efforts of Abacus some children will be driven to school and extra cars will park on Hampstead Hill Gardens. There is already a problem with parking on this street because of Hampstead Hill school at the other end and disabled badge holders using the Royal Free. These cars double park and generally park dangerously (out of desperation) blocking the road, entrances to garages and other vehicles. 3. Because of 1 & 2 above it is becoming less safe to walk around. You can't see what's coming on this curved road because of double parked vehicles. My elderly neighbours (and I will also be elderly soon) carefully negotiate walking to the end of the road. They then get a clear view as they reach Rosslyn Hill. Keats Practice surgery, the dental clinic, the pharmacy and Lloyds bank are their routine destinations. I frequently accompany a frail neighbour on these expeditions. I don't think we could safely make the walk if this proposal goes ahead. Nor would we be able to break the journey by sitting on the bench outside the police station. I occasionally push a relative in a wheelchair to Keats surgery. I definitely would not be able to do that if there were a lot of people on the pavement on the corner of Downshire Hill. 4. The police station is an asset to this community and should be used to provide one of the many facilities this area is crying out for. There should be a public consultation on what happens to the police station, a listed building, so that people can put forward their ideas. 5. There are already many primary schools in this area. The four state schools in Hampstead village provide upward of 1,000 places. New End, the only double entry school is frequently undersubscribed. My own son went to Hampstead Parochial, which, although a church school, accepts children of all faiths and those of no faiths, like from our family. We were fortunate that the school is a short walk for us but the majority of my son's classmates came from much further away including Swiss Cottage, Golders Green and Highgate. Goind down Haverstock Hill there's the Rosary Primary, Fleet and Gospel Oak primaries to the left and St Paul's to the right. It's inconceivable to imagine that we need more primary schools in this area. Is there any independent evidence that there is a need for more primary school places? 6. Abacus school was set up as a school for Belsize. I don't know what this means. Are they suggesting that children who now live in Belsize ward would be obliged to go to this school? Why should children in that part of the borough be lumped together and segregated in that way? Is this even legal? In fact the talk of Abacus being for Belsize is a total irrelevance as I am sure parents of Belsize ward will send their children to the schools they feel are the most appropriate, as we all do. Equally, Abacus would be hard pressed to refuse children who live next door to the school on the basis that they don't live in Belsize. With the government plans to force all primaries to become academies the notion that Abacus is a school for Belsize will become even more meaningless as admission policies will be centrally controlled. It will be yet another primary school in an area that has many primary schools and it will impact on the existing schools as they will become further undersubscribed and will accept children from even further afield or be forced to close down. If the idea that this is a school for Belsize has any meaning at all, it might mean that those parents who live furthest away and might have been able to campaign for a new school closer to home will be told that there is already a school for Belsize,

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					<p>even though the school is no more local than the existing Hampstead schools.</p> <p>My comments at 5 and 6 might not be thought directly relevant to a planning application but they are as creating more school places in Hampstead will add to the general congestion and gridlock in the area.</p>
