



Planning Statement

The Hall School



Boyer

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Foreword

Foreword by Chris Godwin, Headmaster of the Hall School.

The Hall School traces its roots back to 1889 and has been located on Crossfield Road in Camden ever since it moved to the Senior School site in 1905. Throughout its history the Hall has been an integral part of the local community and has become very much a part of the social fabric on Crossfield Road. We are now proposing a comprehensive redevelopment of our Senior School, which will require substantial investment in order to make significant, once in a lifetime improvements to ensure that we are here for many years to come.

As one of the top preparatory schools in the country, The Hall aims to provide exceptional teaching to some of the brightest boys in London to develop in them the skills for a lifetime of learning that will stimulate rewarding, diverse and distinctive lives. Our approach to learning has an emphasis on collaboration and discovery. For this reason we allocate more time to extra-curricular activities like drama, debating and those that nurture confidence, creativity and communication skills.

Originality and curiosity have always been at the heart of the experience of being at the Hall and such values take on increased relevance as educational experiences for the modern world are tailored to suit each boy. There can be no ‘typical’ Hall Boy leaving our doors at the end of their Hall education – each emerges as an original, certainly with many strengths to be cherished, but also with a self-awareness of particularly personal characteristics requiring further refinement.

Over the years our school buildings have been added to in a piecemeal manner, which has resulted in a fragmented school layout and an inefficient use of space. A number of our teaching spaces are not commensurate with our requirements for twenty first century learning. Rather than continuing with unsatisfactory, disjointed repairs and upgrades, our vision is to refurbish this site and build modern, flexible teaching facilities which are fit for contemporary educational requirements. The proposals will deliver a state of the art, multi-functional sports hall and theatre to replace the tired Wathen Hall building. We are proud of our community outreach programme and numerous local partnerships that we have formed, and our new facilities will enable us to play an even greater role in the community by offering our facilities to suitable community groups.

We will not be increasing pupil numbers, which are currently capped at 460 boys across our Junior, Middle and Senior schools. There are 162 pupils on the Senior school roll and this will not change. These plans are simply about providing more ‘room to breathe’ for our boys.

Over recent months we have engaged extensively with the local community, and their valuable feedback has helped shape and inform our final proposals. These proposals will ensure that we can secure our long term future in Camden, whilst continuing to provide the best possible learning environment for our pupils.

1. Introduction and Proposal

- 1.1 This Planning Statement is submitted in support of an application for full planning permission for the partial demolition and redevelopment of the Hall Senior School site at 23 Crossfield Road, London, NW3 4NT. The application is submitted on behalf of the Hall School.
- 1.2 The Hall School can trace its history back to 1889 when it was established as the Belsize School for Boys. The School provides exceptional teaching to some of the brightest boys in London, and is one of the country's top preparatory schools. The Hall takes its name from the building's original grand hall which was at the heart of the original building, although this was unfortunately lost to a fire. The original school is the most prominent building on Crossfield Road and the Hall has been an intrinsic part of the social fabric of the area for over one hundred years.
- 1.3 As The Hall has developed over the years its built form has been added to in a piecemeal fashion. This has resulted in a very inefficient and uncoordinated use of space which does not provide the appropriate range of high quality spaces which are so essential for a twenty first century education. The gradual evolution of the school and lack of significant investment has resulted in an institution that struggles to meet modern teaching and learning requirements. Indeed, many of the school's classrooms are cramped and, when assessed against the relevant standards, do not provide sufficient sized spaces for teaching classes. The school is defined by a warren of corridors and numerous changes to levels throughout the buildings. As a result, the school's tight, confined spaces are barely navigable for wheelchairs or those who are ambulant disabled.
- 1.4 Camden's local planning policies and the Government's economic, environmental, and social planning policies set out within the National Planning Policy Framework (NPPF) attach significant importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities. Proposals to enhance existing educational facilities are especially supported and local policies recognise that the borough's community and educational facilities provide opportunities for people to meet, learn, socialise and develop skills and interests, and by doing this, help to improve their quality of life.
- 1.5 As a result the School is proposing a once in a generation redevelopment of the site to secure the School's future in Camden. The proposals involve significant financial

investment and are the only long-term sustainable solution for the school buildings. The scheme will replace the prosaically designed Centenary Building, with a visually rich, modern school building of exceptional architectural quality. The redevelopment will provide superb new teaching spaces fit for a twenty first century education. A state of the art, multi-functional sports hall and theatre will replace the tired Wathen Hall building, which will be attractive to community groups and enable the school to develop their proud tradition of community outreach. Importantly, the buildings will provide level access throughout, opening the School up to disabled pupils, teachers and use by the wider community.

- 1.6 This Planning Statement assesses the proposals against the policies in the Development Plan and other material considerations which are relevant to the determination of the application. The Statement is structured as follows:
- Section 2 – provides a brief history and background to The Hall School
 - Section 3 – describes the site and surrounding area;
 - Section 4 – describes the proposals in detail;
 - Section 5 – details relevant planning history;
 - Section 6 – provides an overview of the principle national, regional and local planning policy and guidance relevant to the assessment of the proposed development;
 - Section 7 – provides an assessment of the proposal against the provisions of the Development Plan and other material considerations;
 - Section 8 – concludes the findings of the assessment of the proposed development.
- 1.7 The application is supported by the following information:
- Scheme drawings, visualisations and Design and Access Statement by NORR
 - Statement of Community Involvement by London Communications Agency
 - Heritage Assessment by Montagu Evans
 - Transport Statement and Draft Green Travel Plan by Ramboll UK
 - Draft Construction Traffic Management Plan by Ramboll UK
 - Daylight and Sunlight Assessment by GIA
 - Noise Survey Report by Ramboll UK
 - Energy and Sustainability Report by Elementa
 - Structural and Civil Engineering Report Elliot Wood Partnership
 - Basement Impact Assessment by Geotechnical & Environmental Associates
 - Drainage Strategy and SUDs Report by Elliot Wood Partnership
 - Flood Risk Assessment by Elliot Wood Partnership

- BREEAM Pre-Assessment Report by Elementa
- Lifecycle Carbon Analysis Assessment by DAR Group
- Ecology Report By Ramboll UK
- Arboricultural Report by Barrell Tree Consultancy
- CGI Imagery by Cityscape Digital

2. Background to The Hall School

- 2.1 The School was established as the Belsize School for Boys in 1889. After it outgrew its original site it moved to Crossfield Road in 1905 following a site swap with a local girls school. Over the one hundred years that The Hall School has been a part of Crossfield Road it has developed into one of the leading preparatory schools in the country. The School is particularly recognised for the high quality and variety of learning offered, and this is reflected in the high levels of attainment its boys achieve.
- 2.2 Throughout its rich history the Hall has been distinctive for the emphasis it has placed in its pupils' 'courteous questioning' and the core values and behaviours its boys have developed revealing integrity, confidence, responsibility endeavour, curiosity, tolerance and courtesy in all members of the School's community
- 2.3 Equally, since it was established, the school has played an important role in providing facilities for the local community, which is also a requirement of their status as registered by the Charity Commission. The School remains committed to providing public benefit in accordance with its founding principles. The School is pleased to offer bursaries and hardship funds to those whose would not otherwise be able to afford its fees.
- 2.4 The School has engaged in outreach programmes that provide extensive support to local community groups. This includes supporting the Winchester Project community after-school club and providing pro bono use of the school's facilities to church groups and various adult choral groups.
- 2.5 The application site is now home to the Senior School, whilst there are separate Junior and Middle School buildings within close vicinity. There is a high degree of interdependency between all three of the school sites, with facilities in each of the school sites being used by pupils from each campus.
- 2.6 Whilst the School takes its name from its original grand Hall, this was unfortunately lost to a fire in 1982. There have been a number of additions to the school since the 1970's, most notably the creation of the current rear atrium, the Centenary Building and rear Wathen Hall. Unfortunately, much of this piecemeal development has not been successful and has resulted in a very inefficient and uncoordinated use of space which does not provide the appropriate range of high quality spaces which are so essential for a twenty first century education.

- 2.7 The gradual evolution of the school and lack of significant investment has resulted in an institution that struggles to meet modern teaching and learning requirements. Indeed, many of the school's classrooms are cramped and, when assessed against the relevant standards, do not provide sufficient sized spaces for teaching classes.
- 2.8 The School's fragmented layout is defined by a warren of corridors and numerous changes to levels throughout the buildings. As a result, the School's tight, confined spaces are barely navigable for wheelchairs or those who are ambulant disabled.
- 2.9 The school's dated buildings are particularly environmentally unsustainable and, only wholesale redevelopment can provide the level of sustainable design commensurate with a 21st century educational building
- 2.10 The proposals for the Hall School have been developed to address these shortcomings in the current facilities which are set out below. The accompanying Design and Access Statement by NORR Architects sets out the building's existing inadequacies in greater detail.
- 2.11 **Building condition** Parts of the school, notably the Wathen Hall which is the school's main indoor hall space, is in a very poor condition. The costs of repairing the structure are prohibitive without total redevelopment.
- 2.12 **Teaching and learning needs** The buildings and facilities do not meet the needs of modern teaching and learning. Staff levels have increased over time due to modern requirements for safeguarding, which has added considerable pressure on space in the school. Further detailed examples of the school's shortcomings can be found in the Design and Access Statement. Many of the school's classrooms are too small; of the 21 existing teaching spaces, only 6 meet the recommended floor area for a group of 20 when assessed against the relevant standards.
- 2.13 **Access** There is no level access to the school and its piecemeal evolution has resulted in numerous changes in internal levels, limiting the school's ability to provide level access within the buildings and therefore to teach children or employ teachers with limited mobility, including those who require wheelchairs.
- 2.14 **Public use** The school's facilities are not of a suitable standard to enable its use by the wider community. The school therefore cannot play the wider community role it would like to in offering use of its facilities to other schools or community groups.

- 2.15 **Environmental sustainability** The environmental sustainability of the buildings is low, and redevelopment would present an opportunity to improve their performance in terms of carbon emissions.
- 2.16 **Visual amenity** The 20th century extension to the school building on Crossfield Road makes an, at best, neutral contribution to the conservation area. The proposed replacement building presents an opportunity to enhance the school's contribution to the area. In particular, the removal of the school's changing rooms which are prominently located in the School's front garden will be a welcome improvement.
- 2.17 **Travel planning** The School is currently unable to provide suitable bicycle and scooter parking and showering facilities which is making it difficult to implement its Travel Plan to its full potential. Redevelopment presents opportunities to improve these facilities.
- 2.18 These inadequacies have been apparent for some time and the school has investigated interventions to repair and reconfigure the floorspace. Unfortunately the cost for this is prohibitive without total redevelopment. This has meant that the only option is a redevelopment of the school to provide significant improvements to the building's accessibility, teaching environment, sustainability and facilities for the wider public.
- 2.19 The proposals are a once in a generation opportunity to redevelop the site and are essential to secure the School's future in Camden. The School have considered a variety of alternative options, however the current proposals, which involve significant financial investment are the only long-term sustainable solution for the school buildings.
- 2.20 The proposals do not involve any increase in the number of pupils attending the Senior School nor the number of staff employed at the site. Rather, they will provide essential qualitative improvements to the school buildings and provide more room for the School's boys to breathe.

3. The Site and Surrounding Area

3.1 The Hall School Senior School is situated on the eastern side of Crossfield Road, near the junction with Adamson Road. The Hall Middle School, with which there is a high degree of interdependence between the sites, is located very close the Senior School at the junction of Crossfield Road and Eton Avenue. The School also has playing fields at Wilf Slack Memorial Ground in the London Borough of Barnet.

The Site

3.2 The existing school consists of the original 1889 building and its twentieth century annex (known as the Centenary Building or Wathen Building), both of which front Crossfield Road. The Wathen Hall, located under the rear wing of the Wathen Building, provides basement accommodation which is used for sports, school assemblies and theatrical productions. A play area is located to the rear. The buildings occupy roughly three quarters of the site, whilst the remaining play area is hard-standing.

3.3 None of the school buildings are listed and the site does not adjoin any listed buildings. The nearest listed building to the site is located on Eton Avenue to the south of the application site, but it is not considered to be in the school's immediate context. The site is, however, located within the Belsize Conservation Area.

3.4 The original red brick Hall School building (excluding the twentieth century Centenary Building) on Crossfield Road is identified as making a positive contribution to the conservation area. The building is also visible in views along Adamson Road and is the most notable building in these streets. While the Centenary Building is not specifically identified as detracting from the conservation area, it is a prosaic and plain addition to the streetscene.

3.5 There is a large mature London Plane tree which is the subject of a TPO in the rear of the site. A previous application for extensions and alterations to the school buildings was refused (and dismissed at appeal) in 2006 due to the potential impact on this tree.

Surrounding context

3.6 The school is within a predominantly residential area. There are a number of schools in the vicinity but no other land uses in the immediate context. The Council's Development Management Policies document recognises, under its

Transport section, that the concentration of schools in this part of the borough causes traffic congestion, particularly during the 'school run' hours.

- 3.7 Whilst the northern end of Crossfield Road has a general consistency in the building line along the streets, the heights of the buildings, use of London Stock brick and the short front gardens defined by boundary walls, the buildings surrounding the application site are more varied. Directly to the south is a post-war terrace of three storey properties with integral garages. Directly opposite the site, on the corner of Crossfield Road and Adamson Road is a six storey block of flats, and further to the south is the more modern Hall School Middle School site which was developed in the late 1990's.
- 3.8 The school site is not subject to any other planning policy designations under the Local Development Plan.

Access

- 3.9 Crossfield Road is a local access road and there is no off-street car parking associated with the school.
- 3.10 The Swiss Cottage/Finchley Road Town Centre is a short distance to the west, where Swiss Cottage underground station and other amenities including retail, food and drink, library and leisure centre uses are located. The site has a PTAL of 4.
- 3.11 The site is located within the Belsize Controlled Parking Zone (CPZ).
- 3.12 More detail on the local transport network relevant to the proposals can be found within the accompanying Transport Statement from Ramboll UK

4. The Proposals

- 4.1 The proposed description of development is as follows: “Demolition of the Centenary Building and Wathen Hall and replacement with a four storey building with glazed link, and two storey rear wing extension with roof terrace to provide school accommodation (Class D1). Subterranean excavation to provide enlarged basement area, alterations to the Old School Building’s rear roofline and insertion of rear dormer windows”.
- 4.2 The proposals seek solely to improve the educational facilities and access; the proposals do not involve any increase to the roll of the school. The pupil numbers across the Hall’s Junior, Middle and Senior school sites are capped at 460 pupils by regulatory authorities. At present there are 162 pupils at the Senior School and this will not be increased under the proposals. On regular occasions though, such as whole school assemblies, there are more than 162 pupils present on the senior school site, and this will not change.
- 4.3 It is proposed to demolish the Centenary Building, which was a 1980s addition, and to replace it with a purpose built four storey school building that will complement the main school building, enhance the appearance of the conservation area and comprehensively improve the facilities for teaching and learning and access to the school. The new building would have a glazed central atrium which would provide more effective space for circulation, and natural light and ventilation. A recessed, modern glazed link would connect the new building to the Old School Building whilst creating separation so that the two elements are read as distinct entities. Importantly, the glazed link will allow the formation of level access throughout the school buildings.
- 4.4 It is proposed to demolish and redevelop the Wathen Hall, including the excavation of a deeper, enlarged basement level, and the creation of new classroom space at upper ground floor level. The excavation is solely beneath the school’s existing footprint. The upper ground floor classrooms would open onto a terrace area, located away from the site’s boundaries to avoid affecting the amenity of neighbouring residents. The enlarged basement area will provide a flexible hall space suitable for the school’s requirements for sports, play, and theatrical performances, and will be available for use by carefully selected community groups.

The upper ground floor level above the Wathen Hall is set back away from the site's boundary in order to protect neighbouring residents' amenity.

- 4.5 The upper ground floor terrace is next to the mature London Plane tree located within the school's playground. The tree is subject to a Tree Preservation Order (TPO) and, accordingly, great care has been taken to ensure that the design of the scheme does not affect the health of the tree. A unique, feature staircase from the terrace to the playground which wraps around the tree, both ensures the protection of the tree and helps promote its visual prominence.
- 4.6 To the rear of the Old School Building an extension to the roof is proposed, replacing the existing pitched roof form with a hipped roof punctuated by three dormer windows. This will enable vital improvements to the teaching accommodation by transforming the cramped roof level teaching accommodation so that that the full width of the classroom will become useable.
- 4.7 At the rear of the building a poor quality 1970's addition will be replaced to allow an internal rationalisation of space. In addition, two single storey front extensions which front onto Crossfield Road at lower ground floor level will be demolished and a garden area will be reinstated.

5. Planning History

History of the Site

- 5.1 The most relevant planning history at the site dates back to two applications made in 2004 and 2005. One was withdrawn and the other refused, and subsequently dismissed at appeal.

Ref	Description of development	Decision
2005/3902/P	Excavation in the school playground to create a basement swimming pool at the rear, the erection of two single storey extensions plus installation of roof plant to the existing single storey PE hall, erection of new glass canopy and lighting along southern boundary plus replacement of 2 existing trees by five new trees on site, to create additional facilities for The Hall School.	Refused and appeal dismissed.
2004/5199/P	Construction of a basement swimming pool to rear of site and minor extensions, alterations and installation of roof plant with screening to the existing PE hall.	Withdrawn
8700144	Alterations to the proposed annex and memorial hall as an amendment to planning permission granted by letter dated 3 rd July (Reg. No. 8600711R1) for alterations and extension to the existing school as shown on drawing nos. 503/01C; 02E; 03G; 04D; 05D; 06F; 08C and 503/68 and 69 revised on 24 th March 1987	Planning permission granted (1987)
8600711	Alterations and extensions to the existing school as shown on drawings 503/01B; 02C; 03C; 04B; 05C; 06D; 07A; 08B revised on 10 th June 1986	Planning permission granted (1986)

- 5.2 Both of the applications submitted in 2004 and 2005 were made in response to the need to address the condition and suitability of the Wathen Hall, which would have been upgraded as part of the proposals.
- 5.3 The refused application was dismissed at appeal on grounds, primarily, that it would have resulted in the loss of the large mature TPO plane tree. The Inspector acknowledged that the proposals would provide considerable enhancement to the facilities offered to pupils but did not consider this outweighed the harm caused by the loss of the tree.

- 5.4 In contrast, the design of the current scheme has been informed by a desire to protect and increase the prominence of the TPO tree. Accordingly, a unique feature staircase is proposed to wrap around the tree and will provide access from the upper ground floor terrace to the playground.

Pre-application discussions

- 5.5 The Hall School has engaged in extensive pre-application discussions with the London Borough of Camden. Pre-application proposals were submitted to the Council in March 2015 and a meeting was held shortly afterwards. Officers provided a report detailing the discussion in June 2015. The letter indicates general support for the proposed development.
- 5.6 A follow up meeting was held with officers in March 2016 and letter providing feedback was received in May 2016, which again provided general support for the proposed development. In June 2016 a meeting was held with the Design and Conservation Officer to discuss more detailed design issues. The Officer indicated general support for the proposals and acknowledged the advances made in the proposed design.

Community Engagement

- 5.7 The accompanying Statement of Community Involvement (SCI) prepared by London Communications Agency also details the Applicant's consultations with the local community, including local people, local amenity groups and local councillors. The proposals were presented to the local community at a Development Management Forum held at the Hall School in September 2016. The proposals were also presented to local councillors in November 2016. The SCI and Design and Access Statement detail meetings that were held with interested parties and how their feedback has informed and shaped the proposed development.

6. Planning Policy Context

The Development Plan

- 6.1 This section outlines the relevant planning policy context which will be considered in the determination of the application proposals. Section 5 assesses the application proposal against the Development Plan documents which currently comprise the London Plan (as amended 2015) and the Camden Local Plan, which includes:
- Camden Core Strategy (November 2010).
 - Camden Development Policies (November 2010).
 - The Council's relevant Supplementary Planning Documents have also been considered, in particular Camden Planning Guidance 4: Basement and lightwells and the Belsize Conservation Area Statement.
 - Although not yet adopted, the Council's Local Plan was examined in public during October 2016 and therefore its policies can be given limited weight.
- 6.2 Other adopted policy documents that are considered a material planning consideration in the determination of this planning application include the National Planning Policy Framework (NPPF), which sets out the Government's planning policies and how these are expected to be applied.

National Planning Policy Framework 2012

- 6.3 In March 2012, the National Planning Policy Framework (NPPF) was published by the Department of Communities and Local Government. The NPPF sets out the Government's economic, environmental, and social planning policies for England; it states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.
- 6.4 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system and, which should be seen as a "golden thread" running through both plan making and decision taking.

- 6.5 Section 8 of the NPPF relates specifically to promoting healthy communities. It recognises the importance of planning in facilitating social interaction and creating healthy, inclusive communities.
- 6.6 The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Local authorities should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.

Regional Planning Policy

London Plan 2015

- 6.7 The London Plan (as amended March 2015) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development upto 2031.
- 6.8 The Mayor's strategic policies aim to support the provision of childcare, primary and secondary schools, and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice.
- 6.9 Policy 3.18 states that development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes.
- 6.10 Policy 3.18 also sets out that development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.

Local Planning Policy

London Borough of Camden Local Development Framework

- 6.11 Local development plan policies for the site are contained within documents of the London Borough of Camden Local Development Framework. The main documents are the Core Strategy and Development Management Policies documents, both of which were adopted in in November 2010.

6.12 The Development Management Policies help to deliver the Council’s overarching approach to protecting and providing community facilities. The relevant DPD policies are discussed in greater detail within Section 5 below.

Camden Core Strategy (2010)

6.13 The Core Strategy sets out the key elements of the Council’s planning vision and strategy for the Borough up until 2025. The overall vision of Camden’s Core Strategy is to create a borough of opportunity.

6.14 The Core Strategy recognises the need for Camden’s future growth to be accommodated by facilities and services that support the local community. It recognises that the borough’s community facilities provide opportunities for people to meet, learn, socialise and develop skills and interests, and by doing this, help to improve their quality of life. The Core Strategy consequently contains policies that seek to ensure a wide range of community facilities are provided in the borough, including improvements to schools. Policy CS10, discussed in detail in section 7, supports the retention and enhancement of existing community facilities, including schools.

6.15 The relevant policies contained within the Core Strategy are considered to be:

- CS1 Distribution of growth;
- CS5 Managing the impact of growth and development
- CS10 Supporting Community facilities and services
- CS11 Promoting and enhancing sustainable travel
- CS14 Promoting high quality places and conserving our heritage ;
- CS18 Dealing with our waste and encouraging recycling.

Camden Development Policies (2010)

6.16 The Camden Development Policies document provides detailed policies in line with the strategic policies of the Core Strategy, against which planning applications are determined.

6.17 The relevant policies contained within the Development Management Policies are considered to include:

- DP15 Community and leisure uses;

- DP16 The transport implications of development;
- DP17 Walking, cycling and public transport
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells

Supplementary Planning Guidance

6.18 Camden has adopted a number of Supplementary Planning Documents that are relevant to the proposed development. These relate to Design (CPG1), Sustainability (CPG3), Basements and lightwells (CPG4), Amenity (CPG6) and Transport (CPG7).

6.19 These SPDs have been considered and are discussed in the Assessment section below where applicable.

Emerging Local Plan

6.20 In June 2016 the Council submitted the Camden Local Plan and supporting documents to the Secretary of State for Communities and Local Government for independent examination.

6.21 The Local Plan was examined in public during October 2016 and limited weight can be afforded to the document in determining planning applications.

7. Assessment of the Proposals

7.1 This section assesses the principle of the development and its potential impact against the aims and objectives of the Development Plan. This section also demonstrates that the proposed development complies with the Development Plan and national planning policy.

Principle of development

7.2 The existing school building no longer provides the quality of spaces and accessibility required to provide a high quality twenty first century education. As explained in more detail in the accompanying Design and Access Statement, the needs of the school have evolved and rather than continuing with piecemeal repairs and upgrades, the School's vision is to comprehensively refurbish the site and build modern classrooms and facilities fit for twenty first century education. The redevelopment will provide improved circulation, accessibility and flexibility in space, and is driven by a desire to make better use of the school's current space, rather than to increase the school's roll. There are currently 162 pupils enrolled at the Senior School and this will not change under the proposals.

7.3 The NPPF, the London Plan and Camden's local planning policies acknowledge the importance of existing educational establishments enhancing their facilities. There is therefore a clear imperative to redevelop the existing site for a new facility that meets the needs of the school's pupils and the wider community.

Land use

7.4 The proposed redevelopment provides the opportunity to enhance a community facility through the redevelopment and improvement of an existing school to provide enhanced educational facilities that meet the twenty first century requirements, whilst provide essential improvements to disabled accessibility and the building's sustainability. In this regard the proposal presents no significant issues in land use terms.

7.5 The London Plan and Core Strategy recognise the need for Camden's future growth to be accommodated by facilities and services that support the local community. In particular, the London Plan supports proposals to enhance existing educational

facilities. The Core Strategy recognises that the borough's community facilities provide opportunities for people to meet, learn, socialise and develop skills and interests, and by doing this, help to improve their quality of life.

- 7.6 Core Strategy Policy CS10 consequently supports community facilities and services. CS10(f) supports the retention and enhancement of existing community facilities.
- 7.7 The supporting text to policy CS10 states that the Council will aim to provide a high standard of education and training for everyone through the borough's network of schools, youth centres and arts and recreation facilities. The Council will work with their partners, such as the higher and further education colleges and universities, neighbouring authorities and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided.
- 7.8 CS10(g) states that the Council will facilitate the efficient use of community facilities that can provide a range of services to the community at a single accessible location. Development Management Policy DP15 reiterates this, seeking that new community facilities must be provided in flexible buildings that maximise the shared use of the premises. The London Plan also supports community facilities that can be shared by the wider community. There is therefore a clear planning policy imperative to maximise the use of community buildings and sites.
- 7.9 The Hall School supports these policies and has previously been used by local community groups for activities such as music and dance. Unfortunately, the school buildings' current condition and internal arrangements have meant that its attractiveness and suitability for use by the wider community has declined over the years. The size, layout and condition of the school's facilities, compounded by its poor disabled accessibility have meant that local groups are not able to make the most of the opportunities the school can offer.
- 7.10 The School's proposals would enable the school to become an active part of the community once again, by improving the quality of spaces available and access to them. Indeed, the School has an existing outreach programme aimed at supporting other local primary schools and community organisations such the Camden based children's charity, *The Winchester Project*. The proposals would enable this programme to be developed further.
- 7.11 However, it is recognised from the School's consultation events that there are concerns among the local community that the proposed development would result in an intensified use of the site, which residents perceive would be harmful to their

amenity. Any use of the facilities will only be by groups who have been carefully selected and it is not proposed that there will be any late night use of the facilities.

- 7.12 Development Management Policy DP15 states that new community facilities must be accessible by a range of transport modes, and seeks to locate new facilities in the borough's most accessible locations; these being the Central London Area or in the Town Centres. Whilst this proposal does not relate to a 'new' site, solely enhancements to an existing site, it should be noted that the proposals allow enhancements to the school's scooter and cycle parking which will help promote sustainable transport modes.
- 7.13 The provision of an improved community facility on the site is also supported by the NPPF which, within Section 8, recognises the importance of planning in facilitating social interaction and creating healthy, inclusive communities. Paragraph 72 states the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Local authorities should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.

Intensification

- 7.14 Through our public consultation and engagement it became clear that some local people have concerns that the redevelopment of the school buildings will result in an increase in the number of pupils at the school, and in turn will cause greater congestion on the local highway network.
- 7.15 The size of the building is discussed in more detail in the Design and Heritage section of the Planning Statement, and also within the accompanying Design and Access Statement and Heritage Statement. However in simple terms, the increase in the size of the building is necessitated by a desire to accommodate the existing pupils in a building of a high environmental quality with excellent teaching and circulation spaces and which provides substantially improved level and disabled access. The application does not seek to increase the number of pupils at the Hall School Senior School site.

- 7.16 Whilst the proposals will increase the quantum of teaching space, and allow the creation of an additional four classrooms, and upgraded ICT facilities, the roll of pupils attending the Senior School will remain at 162. At present, there are regular occasions, such as assemblies, where pupils from the Junior and Middle Schools bring the number of pupils above 162, and this will not change. The number of pupils attending the School can be secured by a section 106 legal agreement, to ensure that the roll of the School does not increase in the future. The additional teaching spaces and classrooms are particularly necessary as, at present, some teachers are not assigned their own classrooms and are required to share classrooms causing huge timetable pressures.
- 7.17 The supporting text to Development Management Policy DP16 acknowledges that the concentration of schools in Hampstead and Belsize Park area have led to traffic congestion, road safety and parking problems associated with the 'school run'. Applications for the expansion of existing schools are expected to provide a transport assessment with details the projected growth in student numbers, how students are likely to travel, their impact on the transport system and any measures to offset transport problems.
- 7.18 As previously covered, this proposal will not result in any increase in pupil numbers, and therefore will not have any additional affect the existing traffic conditions. However, the School is acutely aware of the local community's concerns relating to traffic problems associated with the 'school run' and the proposal provides an opportunity to build on the successes from the School's current Travel Plan which has achieved a reduction in the number of pupils being driven to school. In particular, the proposals provide new secure scooter and cycle parking and showers which will help to encourage pupil and staff cycle journeys. As part of this application an updated Travel Plan is submitted which builds on and improves the school's existing Travel Plan.
- 7.19 The School acknowledges that local residents have concerns about the impact of construction works. Measures to reduce the impact of the construction works have been carefully considered and are set out within the comprehensive Draft Construction Management Plan prepared by Ramboll UK.

Design and Heritage

- 7.20 The design of the building has been an evolutionary process taking account, initially, the sensitivity of the site within the Belsize Conservation Area, and its setting as the most notable building on Crossfield and Adamson Roads. The design process has been directed by NORR Architects who carried out a detailed appraisal of the site's local context in order to inform the design.
- 7.21 A Preliminary Heritage Assessment was carried out by Montagu Evans. The assessment guided the proposals in terms of the potential impact on the conservation area and recognising the school's identification within the Belsize Conservation Area Statement (2003) as making a positive contribution to the conservation area (excluding the 1989 Centenary Building extension).
- 7.22 As the design process continued, the views of officers, local councillors and local people were also sought and taken into account. The views were fed back into the design process resulting in the current application proposals. Details of the design evolution can be found in the Statement of Community Involvement by LCA and the Design and Access Statement by NORR Architects.
- 7.23 As a consequence of the detailed iterative process, we consider the current proposals to be of an outstanding quality that would significantly enhance the appearance of the site and the character and appearance of the conservation area. We consider the proposed building thereby complies with policies CS14, DP24 and DP25 which seek to ensure that Camden's places and buildings are attractive, safe and easy to use, and that proposed developments respect the character of the area and the setting of identified heritage assets.
- 7.24 The accompanying Heritage Statement by Montagu Evans assesses the heritage impacts of the proposed redevelopments of the school buildings. Details of the history of the site and the evolution of the conservation area have informed the development proposals. The Heritage Statement provides an assessment of the proposed building against relevant national and local policy and guidance relating to the historic built environment.
- 7.25 The Heritage Statement recognises that the appearance of the original School Building means it has a distinctive presence on Crossfield Road. The red-brick palette and restrained classical treatment contrasts with the yellow stockbrick

Victorian terraces to the north, and more recent blocks of the mid-to-late twentieth-century to the south. In contrast to the Old School Building is the later Centenary Building, which lies immediately to the south. This was built in 1989 to provide additional accommodation for educational use and designed with a prosaic and plain appearance. It is two storeys and was constructed in yellow brick with red brick detailing. The design is neutral and bland, and lacks the institutional character of the Old School building.

- 7.26 The proposed extensions and alterations seek to meet the School's needs through a building that accommodates a considerable number of constraints including the size of the site, the designated conservation area, the protected tree, and sensitivities from surrounding neighbours. The Heritage Statement considers the proposed building achieves this aim successfully by incorporating a new building and glazed modern link that would respect the Old School Building, whilst enhancing the conservation area and enabling the Hall School to make a greater contribution to its context. The removal of the changing rooms which are currently positioned in the School's front gardens will have significant benefits for the visual amenity of the conservation area.
- 7.27 The proposals retain the Old School Building which makes a demonstrable contribution to the character and appearance of the Belsize Conservation Area. The street-facing elevation makes a particular contribution, and the intention is to clean the façade and provide enhancement works where identified, through reinstatement of lost historic features.
- 7.28 There will be minimal intervention to the original school building. An extension to the rear roofline roof is proposed which will be punctuated by three dormer windows. The form will be entirely complementary to the age and character of the existing building, matching the roof found on the street-facing elevation.
- 7.29 The Centenary Building will be replaced by a new high quality building. The effect of the composition is for the new building and the original school to form two pavilion buildings, separated by a glazed link, in order to allow each to be read as distinct entities. The colour and palette of material chosen throughout will be entirely in keeping with those found within the conservation area.
- 7.30 The first floor extension to the rear wing will be designed with a contemporary design approach using a flat roof in order to reduce bulk when viewed from the

southern boundary. This will have no impact on the architectural form of the Old School Building.

- 7.31 The Heritage Statement concludes that the proposed scheme is entirely appropriate, and that the new building's architectural language will be restrained, responding to, and complementing the Old School Building. The proposals will preserve and enhance the character of the Belsize Conservation Area and, in that regard, the scheme complies with national and local policy for the historic and built environment.

Transport

- 7.32 The transport impacts of the proposed scheme have been considered by Ramboll UK, who have prepared a Transport Statement (TS) and draft Travel Plan to accompany the application.
- 7.33 The Transport Statement examines the likely transport impact from the proposed development. In making its assessment, the TS recognises the existing (and potential) transport impacts of the school. It also recognises the various means of transport that are available to pupils and staff.
- 7.34 Development Management policy DP16 relates to the transport implications of development. The policy sets out that the Council will seek to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links.
- 7.35 The supporting text to DP16 acknowledges that the concentration of schools in some parts of Camden, including the Hampstead and Belsize Park areas, has led to traffic congestion, road safety and parking problems related to the 'school run'. As part of transport assessments, applications for new schools and for the expansion of existing schools will be expected to provide details of the projected growth in student numbers, how students are likely to travel, their impact on the transport system and any measures to offset transport problems. In areas with an existing problem with the school run, it is unlikely that the Council will grant planning permission for educational facilities that are likely to exacerbate the problem.
- 7.36 As previously stated the proposals do not involve any increase in the school's roll, and the roll for the Senior School site will be not increase from the current attendance of 162. The TS therefore demonstrates that as there will be no increase

in pupil numbers, the proposals will not result in any greater impact on the local transport system.

- 7.37 Rather than exacerbating an existing problem, the proposals represent an opportunity to improve the existing situation by providing the necessary facilities to promote sustainable transport methods. To this end, the applicant is taking the opportunity to improve the scooter and cycle storage across both the Senior School and Middle School sites. A holistic approach to scooter and cycle parking is essential given the proximity and high degree of interdependency between the two school sites.
- 7.38 Studies by the School show that scooters are the preferred mode of transport for pupils over bicycles. There are already pre-existing problems at the Senior School site relating to the storage of scooters, and the proposals provide an opportunity to provide additional, and formalise existing, storage for this sustainable transport mode.
- 7.39 In addition two areas have been identified for bicycle parking, one at the Middle School and one at the Senior School site. Furthermore the redevelopment will provide shower facilities for those who choose to cycle to the school. These are provided within the basement accommodation. The submitted drawings identify how the School will provide secure, accessible and weatherproof parking for 24 bicycles and 38 scooters (72 parking spaces in total) across the Middle and Senior school sites. This represents a significant improvement above the existing situation which provides no formal cycle storage or shower facilities at the Senior School site.
- 7.40 Ramboll UK have also prepared an updated Travel Plan, which the Applicant is submitting as a means of providing a level of control over how pupils and teachers travel to and from the School. Travel Plans are acknowledged by Camden (policy DP16) and the NPPF as an effective means of managing the transport impact of development.
- 7.41 The updated Travel Plan builds on the achievements from the school's current Travel Plan which has succeeded in reducing the number of pupils driven to school since 2007. The Travel Plan sets out tangible preliminary targets to promote sustainable transport modes and to improve the school's impact on the local transport system. These include targeting a 5% increase on 2015-16 surveyed number of car sharing trips to the site; and a 5% increase on 2015-16 surveyed number of journeys to site by sustainable modes (walking/cycling/bus).

7.42 The Travel Plan also provides a detailed Action Plan which sets out a number of actions, deadlines and responsibilities, with the goal of improving sustainable transport to the site.

Amenity Impacts

7.43 Core Strategy Policy CS5 states that the Council will protect the amenity of Camden's residents and those working and visiting the borough by (*inter alia*) making sure that the impact of development on occupiers and neighbours is fully considered. This aim is addressed in greater detail by Policy DP26.

7.44 The scheme has been designed with the amenity of occupiers and neighbours in mind, recognising that the site shares boundaries with properties of different types (e.g. the terraced houses either side of the site at 22 and 24 Crossfield Road, and the Hereward House School located to the rear), and also recognising the presence of trees, and the urban residential character of the area, including its historic pattern of development.

7.45 It must always be recognised when considering amenity impacts that the site is in an inner-city location where there is a dense pattern of development, as illustrated in the accompanying Design and Access Statement.

7.46 Amenity considerations as set out in Policy DP26 are addressed in turn below:

Visual Privacy and Overlooking

7.47 The concerns of neighbours have been given great consideration in designing the proposals. New windows from the redevelopment have been designed to look onto the school's playground rather than towards any neighbouring residential properties. It is not considered that the proposals will have any demonstrable impact on the privacy of any adjoining residential occupiers.

Daylight and Sunlight

7.48 A Daylight and Sunlight Assessment (DSA) prepared by GIA accompanies the application. The DSA has been prepared in accordance with the Building Research Establishment's Site Layout Planning for Daylight and Sunlight.

- 7.49 The DSA follows a preliminary Daylight and Sunlight Assessment which was prepared very early in the design development process to help inform the designs, and provide a maximum building envelope within which a building would not cause significant harm to neighbouring properties.
- 7.50 The DSA demonstrates that, always recognising the status of the BRE Guide as guidance, the proposed development would not cause any significant harmful impacts on the amenity of neighbours in terms of loss of daylight or sunlight.
- 7.51 All surrounding properties, apart from 24 Crossfield Street and Hereward House School North, achieve full compliance for all daylight and sunlight criterion across all relevant windows and rooms. In line with the BRE guidelines, the impact on these two properties, is considered in further detail.
- 7.52 24 Crossfield Road is located immediately south of the application site. The property has nine windows across three floors on the rear elevation. Each room assessed for No Sky Line (NSL) achieved BRE compliance. The building is also fully Annual Probable Sunlight Hours (APSH) compliant.
- 7.53 However, of the nine windows to the rear of the property, two windows located at ground floor level, would experience technical breaches marginally above the 20% guideline set out within the BRE guidance.
- 7.54 The first of these windows would suffer a 21.6% loss. This window supplies a former garage space to the side of No 24 which has been converted to provide additional accommodation. The window is recessed several metres back from the property's principal rear elevation. It is set away from the property's kitchen and appears to supply a separate hallway/utility and storage area, which would not be considered as a 'habitable' room for the purposes of a daylight/sunlight assessment.
- 7.55 It is also noted that this utility area is supplied by a generous skylight at roof level as well as glazed top-lights above the garage door on the front elevation, which both provide additional daylight to the space.
- 7.56 The second window in question is a side facing to a conservatory and would experience a 48% loss in VSC levels. However, this window supplies a conservatory which is glazed entirely along its rear elevation and roof, meaning that the room, as a whole, will continue to receive very high levels of VSC. Being a conservatory, the room itself will experience a very high level of sky visibility, with the entire area retaining sky visibility following implementation of the proposed scheme, despite this VSC transgression to a single side window.

- 7.57 It is considered that, although there would be marginal transgressions at the identified windows, given the nature of the use of the area supplies, and the fact that both receive ample additional daylight from other existing windows, the overall impact on the property is acceptable.
- 7.58 The DSA also identifies losses of light to windows at Hereward House School. The main school building is located at 14 Strathray Gardens, however the windows affected by the proposals are those at ground floor level within a school outbuilding located to the rear of 12 Strathray Gardens.
- 7.59 It is important to consider that the affected windows supply a school building rather than residential accommodation. Notwithstanding this, a full BRE daylight and sunlight test assessment has been carried out to consider the impacts on the property. 11 windows were assessed and all serve a single room. The room assessed achieves BRE compliance for NSL. The building is fully APSH compliant.
- 7.60 However, the VSC assessment indicates that 4 of the 11 windows assessed would experience losses beyond the 20% BRE guidance. It must be noted that as existing each of these windows have an exceptionally low VSC level (between 4.4%-0.9%). This is a result of the position of the windows which at present look directly at the application site's party wall. Due to the existing low VSC base within the room, even a very small loss of daylight appears exaggerated when making a VSC assessment. In reality, it is unlikely that these losses of daylight, from such a low starting point, will be perceptible to anyone using the room.

Outlook

- 7.61 The flank elevation of the replacement Centenary Building will project along the common boundary which is shared with 24 Crossfield Road. Whilst the majority of the new bulk is in line with the adjoining property's flank elevation, a section of it will project along the garden boundary beyond No. 24's rear elevation.
- 7.62 In order to alleviate its impact on adjoining residents, the southern elevation of the new building has been set further away from the site's southern boundary than the existing Centenary Building. This provides important visual relief to the adjoining occupiers.
- 7.63 The rear part of this replacement building has been designed so that it is cut inwards away from the boundary, again providing relief to the neighbouring occupiers. The

proposed two storey rear wing extension would project along the site's southern boundary which is shared with an area of garages located to the rear of Eton Court. Since the original consultation event with neighbouring residents the design of this element has been amended so that its height is 1.0 metre less than originally proposed. The roof of the extension will be visible in views from the rear of No. 24, but given its location to the rear of the garden, and the oblique angle to it, it will have marginal impact on levels of outlook. Overall, it is not considered that the quantum of development located adjacent to the shared boundary would be any greater than that commonly expected within a dense urban context such as this.

- 7.64 The nearest residential windows within Eton Court are located a significant distance new rear wing extension. It is not considered that the proposals will have a demonstrable impact on outlook from the apartments within this building.

Construction-related impacts

- 7.65 It is recognised that any development of the site will result in temporary impacts on the amenity of neighbours during demolition and construction. Temporary impacts include noise, odour, dust, fumes, and traffic generation. It is impossible to avoid some of these impacts but it is possible to put measures in place to ensure any such impacts are mitigated. The School's own consultation events has revealed that the impact of construction is one of the local residents' biggest concerns about the proposals.
- 7.66 The application is supported by a detailed draft Construction Management Plan completed by Ramboll UK. The document is provided to help minimise the construction impacts, and relates to both on site activity and the transport arrangements for vehicles servicing the site.
- 7.67 It is important to understand that the document is a draft. The CMP is intended to be a live document whereby different stages will be completed and submitted as the development progresses. The CMP addresses (*inter alia*) hours of work, noise mitigation measures, details of construction delivery routes and timings, dust and odour controls, and community liaison. The CMP will be secured by a section 106 legal agreement.
- 7.68 Whilst as much detail as possible has been provided within the draft CMP it must be noted that sections of the CMP cannot be completed until further down the development timeline, once a contractor has been appointed for the development.

Trees

- 7.69 The application is accompanied by an Arboricultural Statement by Barrell Tree Consultancy which assesses the impact of the development on trees within the site's context and provides a method statement for the protection of trees.
- 7.70 There is a large mature London plane tree subject of a TPO in the rear of the site adjacent to the Wathen Hall. An application for extensions and alterations to one of the school buildings was refused (and dismissed at appeal) in 2006 because of impacts on this tree. This tree has been pollarded earlier in its life but since then has formed a full crown. The tree is carefully maintained and the crown periodically reduced. The trees on the eastern boundary are useful in terms of softening the appearance of the tall fence required due to ball games in the playground.
- 7.71 The Arboricultural Statement sets out that the mature London plane tree will be protected during development works using a number of appropriate measures.
- 7.72 The unique staircase from the upper ground floor level to the playground will wrap around the tree, ensuring its protection and enhancing its setting.
- 7.73 Overall, the proposed development is not considered to cause unacceptable harm to the trees and is consistent with Core Strategy Policy CS15.

Basement Impact

- 7.74 Policy DP27 states that in accompanying proposals for basement developments the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability.
- 7.75 DP27 sets out that the Council, in assessing basement proposals, will consider whether proposals will harm the amenity of neighbours, lead to the loss of open space, trees or amenity value or harm the setting of the property. The basement is to be located entirely under the school's existing footprint and will have no external manifestation which could harm neighbouring residents' amenity or have any visual impact on the character of the area.
- 7.76 Rather than providing additional habitable accommodation for an enlarged private dwelling, the basement is required to improve an existing institutional use and to provide flexible space which will be available for use by community groups. The Council's detailed basement guidance is contained within CPG4 (Basements and

Lightwells) and states that the Council recognises that in the case of larger buildings in central London and on large comprehensively planned sites (for example on large sites that occupy an urban block) the impacts of basements will differ to basement schemes in primarily residential neighbourhoods and in such circumstances larger basements are likely to be appropriate.

- 7.77 This sets a differentiation between private residential basement extensions and basement works at large comprehensively planned institutional sites. Permission for a basement enlargement at the Senior School site would in no way set a precedent for future residential basement works in the immediate area.
- 7.78 Elliott Wood has provided a Structural and Civil Engineering Report to accompany the application. It is supported by a detailed Ground Investigation and Basement Impact Assessment by Geotechnical & Environmental Associates.
- 7.79 The joint report ensures, primarily, that neighbouring properties are protected during the construction works, which involve the excavation of a new basement area located entirely below the school building's existing footprint, and that the basement structure would not affect ground stability in the long term. The report follows detailed guidance set out in CPG4 (Basements and Lightwells) and accompanying guidance from Arup, and demonstrates that the development would comply with policies DP23 and DP27 of the Development Management DPD.

Sustainability

- 7.80 An Energy and Sustainability Report by Elementa accompanies the application and addresses policies CS13 (Tackling Climate Change), DP22 (Promoting Sustainable Development) and DP23 (Water), as well as Camden Planning Guidance 3 (Sustainability).
- 7.81 London Plan policy 5.2 requires that non-residential proposals meet a minimum 35% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013, and Core Strategy policy CS13 requires developments achieve a 20% reduction in CO2 emissions through renewable technologies, where feasible.
- 7.82 The Energy and Sustainability Statement demonstrates that the development can reduce overall carbon emissions by 35% on regulated energy carbon emissions, which is acceptable for a development of this nature. This would be achieved in part by the provision of a photo voltaic system, which provide renewable on-site energy

generation. The building will also be heated through radiators and a combination of efficient mechanical systems. The availability of district heat and electricity networks were investigated but are not viable as they are no existing or proposed networks within 500m of the site.

- 7.83 Development Management policy DP22 promotes sustainable design and construction and states that non-domestic development of 500 sq m or above should, from 2016, achieve “excellent” in BREEAM assessments. The application is accompanied by a BREEAM Pre-Assessment produced by Elementa. The assessment demonstrates that, whilst the applicants aspired to an “excellent” BREEAM rating, given the constrained urban nature of the site a “Very Good” BREEAM rating is a more realistic and achievable target at this stage.
- 7.84 As requested by the Council, a Life Cycle Carbon Analysis report by Dar Al-Handasah London Sustainability Group supports the application. The purpose of the assessment is to consider the embodied carbon (carbon emitted during the manufacture, transport and construction of building materials) footprint combined with the operational carbon footprint of both the existing and proposed buildings across their lifecycles.
- 7.85 The study found that the proposed building’s lifecycle carbon will be 5% lower than that of the existing building. It is noted that the proposed building will have a gross internal area around 72% higher than the existing building, and when considered in this context, the proposal established a strong environmental imperative for development.

Noise

- 7.86 Ramboll UK have provided an acoustic report that established noise level limits for building services plant associated with the development in accordance with British Standard BS 4142. A background noise survey was carried out to inform the assessment.
- 7.87 All proposed plant will be housed within plant rooms inside the building. The report demonstrates that plant noise will be controlled by the selection of appropriate plant and attenuation, and that the proposed development would comply with policy DP28 (Noise and Vibration) of the Development Management Policies DPD, and the noise standards set out in the tables that accompany the policy.

Flood Risk Assessment

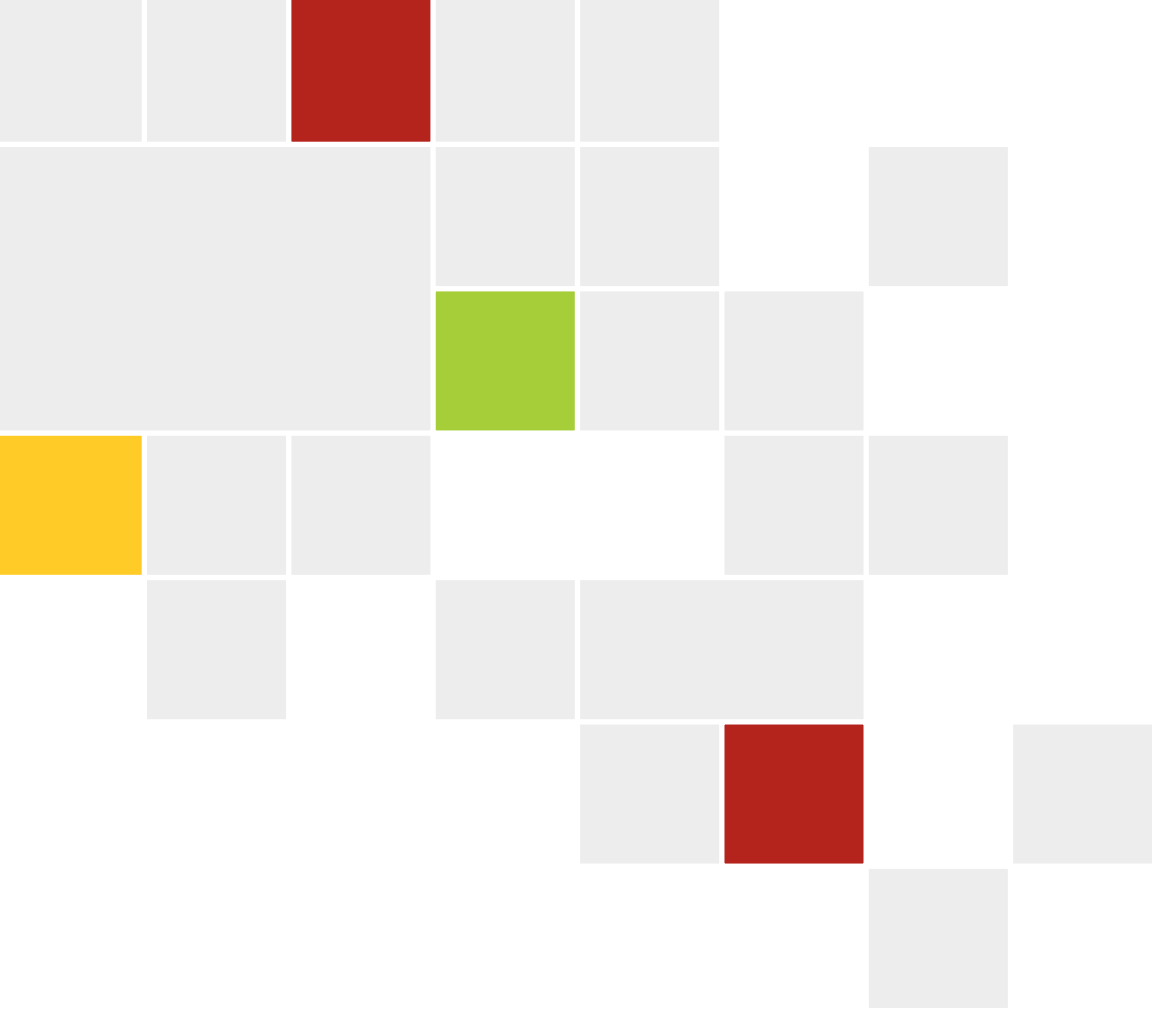
- 7.88 The school is identified within the London Borough of Camden's Strategic Flood Risk Assessment as being within a Critical Drainage Area. Accordingly a full Flood Risk Assessment (FRA) by Elliot Wood accompanies this planning application.
- 7.89 The FRA states that the site has been assessed for all forms of flood risk and is considered to be at low risk. The FRA sets out that whilst various options to reduce surface water run-off have been considered, given the site's constrained nature and the implications with the site's TPO, it is proposed to maintain existing rates of surface water discharge from the development.

8. Conclusion

- 8.1 The Hall School currently provides a high level of educational learning and achievement despite the school building's numerous failings. The piecemeal development of the site has led to school buildings defined by a warren of corridors, lack of level access and cramped unsatisfactory teaching spaces which are not fit for the requirements of flexible, twenty first century teaching. The Hall School has been an important part of the local social fabric for over one hundred years and the redevelopment proposals are essential to enable the school to remain in the area for years to come.
- 8.2 The proposals involve a redevelopment of the site to provide modern school buildings including a new state of the art, multi-functional sports hall and theatre space. The proposals will provide an inspiring learning environment, with provide level access throughout. The design of the proposals have been informed throughout by a requirement to minimise any impacts on the amenity of neighbouring residents, and the need to ensure the character and appearance of the Belsize Conservation Area is preserved and enhanced.
- 8.3 Importantly, the school will not be increasing pupil numbers, which are currently capped at 460 boys across our junior, middle and senior schools. There are 162 pupils on the senior school roll and this will not change. These plans are simply about providing more 'room to breathe' for the boys.
- 8.4 The new building will replace the prosaic design of the Centenary building with a visually interesting, contemporary building which will respond to, and complement the Old School Building. The palette of proposed materials has been carefully selected to ensure that they suitably balance with the conservation area.
- 8.5 Whilst the proposals will not have any additional impact on the local transport system, they do provide opportunities to promote more sustainable methods for travel. Accordingly, the school is improving scooter and cycle parking as well as providing showers and locker facilities. The application is supported by a new Travel Plan which goes even further by setting out tangible measures to reduce the current transport impacts from the school.
- 8.6 The School has actively engaged with local residents in the lead up to the planning application, and the design development has been informed by these discussions. The School is well aware of neighbours' concerns relating to the impact of basement

works and construction traffic impacts. Accordingly, the application is accompanied by a Basement Impact Assessment produced by chartered structural engineers which fully assesses the impact of the proposals of neighbouring properties. A Draft Construction Management Plan, sets out how construction traffic to the site will be handled, and outlines a number of measures to ameliorate the impacts of construction works on neighbouring residents.

- 8.7 Section 38(6) of the 2004 Act states that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise. This Statement has demonstrated that, the proposed development would be entirely consistent with national and local planning policy, effectively improving a historic school site to enable the provision of fully accessible facilities for a twenty first century education, and a state of the art, multi-functional hall which will be attractive to community groups and allow the school's outreach programme to develop even further.
- 8.8 Paragraph 7 of the NPPF sets out the economic, social and environmental dimensions contained within sustainable development. The proposal, in providing significant improvements to a key educational establishment will help offer accessible local services that reflect the community's needs and will support its health, social and cultural well-being; thereby soundly fulfilling the social dimension of sustainable development.
- 8.9 For these reasons, the planning application should be considered and approved without delay, in accordance with the NPPF.



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