

Gentet, Matthias

From: [REDACTED]
Sent: 05 January 2017 21:01
To: Glasgow, David
Cc: Planning
Subject: Planning Application 2016/6319/P

Dear Sir,

Planning Application 2016/6319/P

My name is Louisa Wade and I live at 12 Crossfield Road, and object to the Hall School's Application on the grounds of its bad architectural design, an external appearance unsuited to the conservation area, and the overdevelopment of the site. The extra space is likely to result in increased use of the facilities adding later on to more noise and traffic congestion, also out of school hours in the evenings, at weekends and school holidays. I also object to the extra double basement.

I have lived on Crossfield Road for 4 years and specifically moved to this area due to its conservation status and peaceful surroundings. By locating a new building at the Hall School site, which is not in keeping with the surrounding architecture, this would degrade the conservation status of the area and pave the way for future developments locally which are out of keeping with the historic architecture nearby.

Given the spatial constraints at the site, I feel that the proposed scheme is an overdevelopment and not simply an upgrade or extension of the existing premises. The comparison between the existing and proposed buildings in the Design and Access statement for the scheme shows a significant increase in size. Since the school has stated there is no intention to increase the number of pupils attending the site, I can only wonder what the preferred outcome of this size increase is. It would not surprise me if in the future the school increases its intake, with the resulting impacts on the neighbours from noise, traffic etc. as I have detailed below. This overdevelopment of an educational establishment in a primarily residential area would be out of place.

As well as the visual intrusiveness of the scheme, the resulting buildings will be overlooking neighbouring properties, so anyone occupying the lower levels of adjacent properties would likely find this visually intrusive. The taller building would also result in a loss of light to the surrounding dwellings, particularly the gardens nearby.

Two-storey basements are risky to construct, and the proposed double basement at the school may very well impact the structural stability of nearby buildings. The houses on Crossfield Road date back to the 1880's and are unlikely to be as structurally sound as a new building. Therefore these old building's foundations and structures could be damaged through the vibrations of digging down to create the double basement. Given the depth of the proposed double basement, it is likely that the vibrations could impact a fairly wide area. Is the double basement really necessary when the school already has an existing assembly hall in the Middle School at the end of the road?

Crossfield Road is a popular cut-through route and is notoriously difficult to park on at the best of times. At the beginning and end of the school day, there is a constant traffic jam outside and nowhere for residents to park. The application will undoubtedly increase the visitors to the school with the proposed evening and weekend activities, and potentially result in an increase in the number of children attending the school in the future. This will adversely impact the traffic and parking situation in the future and make an already difficult situation even worse.

The school introduced a bus service a few years ago to attempt to alleviate the traffic issues locally. The introduction of the bus removed two residents parking spaces from Crossfield Road. However, the scheme clearly has not worked because parents still drop off and collect children by car. Therefore, with more pupils in the future, there will still be more parents driving to the school. Further bus services could be proposed, but this would ultimately end in failure if parents continue to drive.

During the construction phase, there will be suspended parking spaces for local residents so that the works can be accommodated. My flatmate owns a car and buys a parking permit annually so that she can park on Crossfield Road. With the suspension of parking spaces, she will probably be unable to park on Crossfield Road, or the surrounding roads. I doubt Camden Council will let her park for free during the construction phase, therefore she will be paying for a residents permit and unable to park anywhere nearby, which is inconvenient and unfair.

In the time I have lived here, I have noticed a significant increase in the amount of construction projects nearby. The noise and construction traffic is almost constant and disturbs me a lot as I regularly work from home. With this development directly opposite my flat, it will make it impossible for me to work for the duration of the construction period.

The construction traffic routes will presumably be set out in a traffic management plan. However, with the potential developments at 100 Avenue Road, at the top of Lancaster Grove, the old fire station on Eton Avenue and the HS2 development blockades at Adelaide Road, it is likely that the construction traffic routes and post-development increase in visitors could result in a grid-lock of the local road network. Assuming it will take months or even years to complete the scheme, this is a serious consideration for anyone living in this area.

I hope you will take into consideration the points I have raised in my email and they will help you to make an informed decision on the proposed development at The Hall School.

Kind regards

Louisa Wade

Gentet, Matthias

From: [REDACTED]
Sent: 05 January 2017 22:11
To: Glasgow, David
Cc: Planning
Subject: Hall School Planning Application 2016/6319/P

Planning Application 2016/6319/P

I am writing to object to the Hall School's above Application and do so on several grounds; Firstly, this is a conservation area and the appearance of the proposed project is absolutely not in keeping with the surrounding buildings.

Secondly, the site would be vastly over-developed which would inevitably lead to more noise, traffic and parking problems all of which are already a massive headache in this area.

Thirdly, the granting of such permissions may well lead to other schools in the area, of which there are several, applying for similar permissions, and with a precedent set it would be hard to deny them their request.

Finally, this area is about to become totally gridlocked by the HS2 project so the last thing we need right now is another large construction project with yet more traffic, noise and parking chaos.

Sincerely,

Kevin Di Biasio (Adamson Road resident)