

11th January 2017
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Dear Mr Glasgow

Re: Hall School Planning Application Ref: 2016/6319/P

We are writing to object to the recent Hall School Planning Application. The Hall School has been expanding over the years and now occupy a number of separate buildings in the surrounding residential area. The Hall School and in particular the parents of children attending the school are very inconsiderate neighbours and have not respected the local residents in Belsize Park. We have been living in this area for over 25 years and have experienced a lack of respect from this school. The school has not reciprocated the goodwill of its residents and invested back to its local community.

Over the years, our property has been subjected to substantial noise, traffic disruption/congestions, a lack of parking especially during school event evenings and the disruption from the previous construction of the large building referred as the multi-purpose hall and dining hall at the rear of my property. This has permanently scarred the views from our garden.

In the strongest terms, we object to this project and would like to add our voice to those of our community in objecting to this project on the following grounds:

Invasion of Privacy

The proposed raised Front Elevation of the building facing Crossfield Road will not only block light but will look straight down on my property and rear garden. The scale of all the new buildings and their height on the southern elevation, in addition to being bad architecturally will loom over and dominate this beautiful skyline.

Overdevelopment

The proposal will significantly be a vast over development in a primarily residential and Conservation Area. There are already a huge number of schools within a 0.5 square mile. The increase of 7 classrooms to accommodate all the existing middle school of 108 pupils will increase the strain on the surrounding infrastructure causing damage to our designated Conservation Area. Approval could set precedence for other schools in the area to re-develop their buildings in an already over- crowded residential zone. We must preserve our residential and Conservation status.

Overshadowing/Loss of Light

There will be overshadowing or loss of light to our property especially our garden. The sunlight has already been restricted from the last major construction project by the Hall School where we now have no view from the rear of my property. This has also caused our lawn to be damp and has encouraged the growth of significant moss across the lawn.

Noise Pollution (Post Development)

We will experience a significant increase activity at the school resulting in more noise during the day and on a number of occasions in the evenings and weekends from after school functions and school activities.

Extra Traffic Generation (Post Development)

The traffic in our area is already heavily congested during the school day especially during the school drop off times. The extra pupils will only compound this major issue. This could potentially be a Safety issue for the pupils at this and other schools and also for the senior citizens/elderly residents in the area.

Scale of Basement Construction

We live in an area that is at risk of subsidence. The scale of the construction of the basement and removal of soil could weaken the foundations in the surrounding area.

Construction Traffic

At the Hall School presentation, it was highlighted that the traffic flow will be directed using a one way system from Finchley Road turning into College Crescent then into Buckland Crescent turning right into Lancaster Grove then turning into Crossfield Road and turning left into Eton Avenue. This will cause severe congestion and damage to the roads due to the large lorries. There will also be a number of bays (around 25 bays in Crossfield Road and Eton Avenue) that could potentially be suspended during the construction period to accommodate the lorries and other construction vehicles. Over the years, residents have permanently lost many scarce parking spaces at the request of the Hall School. These were at Adamson Road and Crossfield Road and a waste of three bays permanently removed to accommodate for a bus stop which is rarely used by the school.

There are a number of large developments (e.g. 100 Avenue Road, new cycle Highway in College Crescent down Avenue Road and O2 Centre) planned in the area and if all of them are approved and commence construction at the same time, the traffic in the area will be gridlock.

The number of heavy vehicles will definitely pose a major safety risk for residents especially the elderly, pupils and young children and cyclists in this area. Swiss Cottage will now be a major cycle artery and super highway and heavy construction vehicles will pose a major risk for cyclists when the primary intention of creating this super highway was to protect cyclists.

We hope you will consider these serious issues in your assessment of the Hall School application and we sincerely anticipate that you will reject their proposal due to the reasons highlighted above.

Thank you for considering our objection and please do not hesitate to contact us should you wish to discuss any of the points raised in this letter.

Yours sincerely

Joyce Teh and Lester Loh