

Gentet, Matthias

From: Simon Lindsay <[REDACTED]>
Sent: 12 January 2017 15:50
To: Planning
Cc: Luke Pagarani
Subject: Fwd: Planning Application - 2016/6319/P - The Hall School - Objections

Dear Mr David Glasgow,

My partner and I live at Flat 4, 10 Crossfield Road, NW3 4NS. We would like to file an objection to the planning application No. 2016/6319/P: The Hall School - 23 Crossfield Road, London, NW3 4NT - Demolition of the 'Centenary' and 'Wathan Hall' buildings...

We own the property and both of us have been very happy living in Crossfield Road as we are very much in love with the local area. We are very concerned about the recent planning application from the Hall School as we believe it will damage the fundamental character of Crossfield Road and it will have a negative impact on the local area and the quality of life for local residents.

We are not happy with the architectural plans that the Hall School have provided. We live in a top floor flat and have a view of the Hall School from our living room. The Victorian houses on Crossfield Road are beautiful as is the old red brick Hall School building. We are concerned that the new buildings in the application are a lot larger than the current buildings and will not be in keeping with the conservation area. We are also concerned that the school is increasing the size of their property and planning a gross over development of their site in what is primarily a residential area.

We attended the Development Management Forum at the Hall School on the 13th September last year when the developers and the school presented the application to the local community. There was very little attempt made by the school to make contact with the local community. Considering this application is such a big project and will affect everyone living here there were not that many people at the meeting. The first we heard any details about the development was at this meeting, which was scheduled just before the Hall School filed its application. They had been planning this for a long time before but chose not to involve the community for obvious reasons.

Crossfield Road and the surrounding area is on the whole quiet and peaceful and has a very distinctive character. As a conservation area it has beautiful buildings and trees and provides an oasis of calm in what is a very developed and congested city such as London. Crossfield Road is already negatively affected by the activities of the Hall School, which draw a huge increase in traffic to the area. Several times a day Crossfield Road is flooded with huge vehicles belonging to the parents of children who attend the school. This happens regularly when children are picked up and dropped off but also happens at many other times whenever the school chooses to hold an event in the evenings, at weekends or in the holidays. The parents are very badly behaved and not very considerate of local residents. They regularly block the road, take up all available parking spaces and continue to park where ever they like outside of allocated parking bays and can be quite rude about it as well. It is something that the residents of Crossfield Road are permanently affected by, yet the school makes very little attempt to manage this situation or to support local residents. The school has already got fantastic facilities for the number of pupils in the school. I am very concerned that the school wants to develop its current facilities in order to increase their capacity of students at the expense of the local conservation area and its residents. The school has also talked about letting out their large hall for external events and private use. Crossfield Road will not be able to cope with any increase in the number of people accessing the Hall School and the character of the local area will be further compromised and adversely affected.

We are avid cyclists and we also drive. We are very concerned about the impact of increased traffic in Crossfield Road and the surrounding areas due to the two year development project. There is due to be more people cycling than ever in the advent of the new cycle superhighways (which is a very positive thing) and the increase in motor traffic in what should be a quiet residential area of NW3 poses a real health and safety risk to cyclists and pedestrians alike. There will be an increase in pollution levels and an increased risk of accidents on the road, not to mention the negative impact on the character of the area with the increase in noise levels and congestion. There is little available parking on Crossfield Road and at busy times when there are cars on both sides of the road it effectively becomes a one way system. When cars are parked on both sides of the road there is not enough space for two vehicles to pass each other. Very often there are arguments between frustrated motorists and delivery men because a large vehicle has blocked the road with a queue of traffic behind it or two motorists are beeping their horns about who should back up. Crossfield Road is simply not big enough to accommodate the extra traffic from big HGV's in the course of the development and it will result in road rage. We are personally very worried about our safety as cyclists because of the risk of increased traffic but also the increase in angry and frustrated motorists who are more likely to make quick and reckless decisions when they are driving. As drivers we are also concerned that the increase in traffic is impossible to manage properly and we will have two years of gridlock on our roads and a severe shortage of parking for local residents.

We are grateful that you can consider our objections. Please can you confirm that you have received them. We would like to be notified of any further developments with the application. We would also like to be invited to any relevant meetings between the council, the school and the community concerning the progress of the application.

Kind Regards

Simon Lindsay / Luke Pagarani

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