

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/5395/P	Ellen Gates	11 Grove Terrace London NW5 1PH	21/10/2017 18:23:48	OBJ	<p>I am a resident of Grove Terrace, which is directly opposite Parliament Hill School on Highgate Road. I will have an uninterrupted view of the proposed Sports Hall and an oblique view of the new LaSwap building.</p> <p>The proposed changes to the existing consented scheme are generally beneficial, including in particular the reduction in the footprint of the Sports Hall and Teaching Block (compared to the previous Ribbon Building) and the establishment of a single frontage level with the existing façade of the Morant Building. However, there are still a number of areas where the proposals should be further improved before consent is granted.</p> <p>1 Under the revised application, the LaSwap building is still to be clad with dark grey fibre-cement panels, with 'green walls' to the south and east facades supported by a stainless steel trellis. The use of greenery appears to be an attempt to disguise a lack of good design detail and materials. The LaSwap building should instead be constructed of high quality, durable materials that will last for the minimum 30 or 40 year span expected of such buildings.</p> <p>2 In addition, green walls are very capital intensive, not only for initial construction (with the need to use the correct plants for the conditions in each area of the wall, such as light, shade and dryness) but also for maintenance. This remains the case, even if the specific method chosen is, as the DAS asserts, the least maintenance intensive. This seems an obvious target for any cost cutting, either initially or over the longer term. PHS spends insufficient money on upkeep at present—the tennis courts and green areas around them are unkempt and full of rubbish—and I am not convinced that the school will be able to maintain a green wall over the longer term. This seems to be recognised by the removal of green planting on the Sports Hall 'to reduce the maintenance requirement for the School' (DAS p. 2).</p> <p>3 A particular issue for me as a resident of Grove Terrace is the façade for the Sports Hall, which will face onto Highgate Road and will be one of the most obvious features of the new development from Highgate Road and Grove Terrace. While the consistent parapet height is welcome, the design of the Sports Hall is very boxy, with little in the way of interesting detail other than a minimalist canopy. This is a massive frontage onto the main road and will be the main thing people see of the new development as they walk along Highgate Road (other than the new LaSwap building). I believe the proposed facade is unimaginative and disappointing architecturally. It is simply a completely blank wall. I am disappointed that a more sophisticated design has not been developed for this significant elevation.</p> <p>4 The cladding on the Sports Hall will now be reflective green aluminium. The DAS asserts that this will complete the 'bookending' of the Morant Building with the Performing Arts Building. However, it will be a different colour green from the PA building, which is likely to create a discordant appearance. It would be preferable to mirror the copper cladding of the PA building or, at a minimum, to have a more neutral coloured and non-reflective cladding.</p>

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5 The DAS also states (p 55) that the durability of this cladding is 30 years and the finish longevity is only 15-20 years. There is no indication what treatment would be necessary or possible to address any issues with the finish during the lifetime of the cladding, or of what maintenance or replacement would be required at the end of the cladding's lifetime. In the absence of such information, I question whether this is an appropriate material for this building.

6 It appears that the roof of the Sports Hall is to be lined with PV panels. I am concerned that these will be visible from Grove Terrace, which is at a higher elevation than the school and consists of 4 storey houses. If that is not the case, then I would ask that you produce drawings demonstrating that the panels will not be visible in views from Grove Terrace.

7 The DAS states that trees are to be added to the periphery and centre of the carpark. This additional landscaping will be essential if the car park is to be retained. We believe it should be a condition of any planning consent that the budget for this landscaping in particular (and for all landscaping more generally) is ringfenced, so that it cannot be used for any other purpose. Without such protections, it is possible that any budget overrun on other aspects of the project would be recouped from the landscaping budget, with the consequence that the landscaping works would not be carried out.

8 I understand that it is proposed to fell a number of trees. Any removals (other than those required for the construction) should be fully justified as essential for safety reasons, with a clear demonstration that the tree cannot be preserved with appropriate maintenance measures. A second opinion should be sought before felling any such trees.

9 In particular, it is proposed to fell a horse chestnut that is located in front of the school. The removal of this tree would be a big change in the appearance of the front of the school and lead to the loss of a significant contributor to the green feeling of this stretch of Highgate Road. The loss of the amenity value of this tree will be detrimental to the Conservation Area.

10 I am pleased to see that the application retains the park-style metal railings for the boundary treatment. One change would be welcome. The pavement in front of the school currently is very crowded, especially at school letting out time. This creates difficulties for residents, in particular those attempting to use the bus stop on Highgate Road. This would appear to be an ideal opportunity to relocate the railings slightly towards the school, in order to create more space on the pavement. This would be a benefit both to students and to local residents with only a slight dis-benefit in terms of a reduction in the size of the school premises.

#### Construction Management Plan

11 Page 24 of the CMP sets out who will be invited to attend a regular Contractor/Community Liaison Group meeting. This includes the Lissenden Gardens

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					<p>Residents Association and the Dartmouth Park Conservation Area Committee, but does not include the Grove Terrace Association. Clearly the residents of Grove Terrace are impacted more than anyone other than Lissenden Gardens and should be included. This comment has been repeatedly made by the Grove Terrace Residents Association on previous drafts of the CMP under the existing consented scheme.</p> <p>12 Paragraph 14 of the CMP indicates that a newsletter/letter drop will take place highlighting key start dates, site managers details and details of the community engagement team, and that the newsletter will be updated and distributed on a regular basis. The CMP should clearly set out how frequently the contractor will update residents and how the newsletter will be distributed. The weekly emails from the Hampstead Heath project were useful and something similar would be welcome here. There should be a requirement for the contractor to notify residents of any significant changes in the programme or to traffic management measures.</p> <p>13 Paragraph 20b of the CMP sets out time restrictions on deliveries to the site. The CMP should set out in detail how vehicles that arrive outside the permitted times or in advance of their allocated arrival time will be dealt with. A vehicle that is sent away will not be able to continue north without violating the restrictions on permitted access and egress routes. Yet there is no space for vehicles to turn without significant disruption to traffic, other than by entering the site.</p> <p>14 During the demolition works over the summer 2017, there were examples of vehicles parked in Highgate Road for extended periods in breach of the Demolition Management Plan. This indicates that the procedures and facilities referred to in paragraph 21 of the CMP (which were also referred to in the relevant DMP) either were not available or were not properly utilised. The CMP should provide in detail for how such instances of breach will be avoided.</p> <p>15 I welcome the requirement that HGVs approach the site only from the south. Any approach from the north or west would create intolerable difficulties. However, the CMP should set out in far greater detail how the traffic will be managed to ensure that lorries entering or exiting the site will not hold up traffic, on both sides of the road, given the lengthy queues of traffic in Highgate Road in the morning rush hour and at other times during the day. In addition, it should set out how the traffic management measures will deal with any interaction with the existing bus stop south of Lissenden Gardens (traffic can already be delayed by vehicles waiting to pass stationary buses at the stop).</p> <p>16 There should be a requirement that all Operators be a member of TfL's Fleet Operator Recognition Scheme at Silver or Gold standard (Bronze is not sufficient).</p> <p>17 The CMP indicates that teacher parking will be allowed in the Lido car park on Hampstead Heath during construction. It should be made clear that teachers are not able to acquire parking permits for on-street parking.</p>

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					<p>18 The CMP should give details of:</p> <p>(i) procedures to ensure minimal dust pollution, including details of the sampling points and procedures; and</p> <p>(ii) noise generation and mitigation measures (including, for example, details of acoustic hoarding) and details of monitoring points and procedures.</p> <p>It should also require that these facilities be installed and operational prior to the start of works. This apparently was not done during the demolition phase during the summer 2017.</p> <p>19 The CMP should provide that rotary piling rather than pile driving will be used for the piling works, in order to mitigate noise.</p>

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2017/5395/P	ANTHONY EDWARDS RIBA	FLAT 47 LISSENDEN MANSIONS LISSENDEN GARDDENS LONDON NW5 1PR	23/10/2017 14:51:59	COMMNT	<p>The application should enhance the excellent and substantial avenue of plane trees along both sides of Highgate Rd, from Swains lane to Gordon House Rds.</p> <p>This is probably the best formal avenue of trees in Camden, and greater value, and attention, should be put on this cultural monument, in a Conservation Area.</p> <p>The avenue has been neglected within the school grounds, and should be reinstated.</p> <p>This may need the replacement of some unsuitable trees (lime, hawthorne etc) in this glaring gap in the avenue.</p> <p>A strategy should be put in place for gradual replacement of whole avenue, because trees are now mature, and will soon start dieing from old age. Please request request tree officers to deal with this for this most excellent avenue of plane trees.</p> <p>I have studied landscape architecture within my architect's training.</p>
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2017/5395/P	ANTHONY EDWARDS RIBA	FLAT 47 LISSENDEN MANSIONS LISSENDEN GARDDENS LONDON NW5 1PR	23/10/2017 14:51:49	COMMNT	<p>The application should enhance the excellent and substantial avenue of plane trees along both sides of Highgate Rd, from Swains lane to Gordon House Rds.</p> <p>This is probably the best formal avenue of trees in Camden, and greater value, and attention, should be put on this cultural monument, in a Conservation Area.</p> <p>The avenue has been neglected within the school grounds, and should be reinstated.</p> <p>This may need the replacement of some unsuitable trees (lime, hawthorne etc) in this glaring gap in the avenue.</p> <p>A strategy should be put in place for gradual replacement of whole avenue, because trees are now mature, and will soon start dieing from old age. Please request request tree officers to deal with this for this most excellent avenue of plane trees.</p> <p>I have studied landscape architecture within my architect's training.</p>

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2017/5395/P	ANTHONY EDWARDS RIBA	FLAT 47 LISSENDEN MANSIONS LISSENDEN GARDDENS LONDON NW5 1PR	23/10/2017 14:51:01	COMMNT	<p>The application should enhance the excellent and substantial avenue of plane trees along both sides of Highgate Rd, from Swains lane to Gordon House Rds.</p> <p>This is probably the best formal avenue of trees in Camden, and greater value, and attention, should be put on this cultural monument, in a Conservation Area.</p> <p>The avenue has been neglected within the school grounds, and should be reinstated.</p> <p>This may need the replacement of some unsuitable trees (lime, hawthorne etc) in this glaring gap in the avenue.</p> <p>A strategy should be put in place for gradual replacement of whole avenue, because trees are now mature, and will soon start dieing from old age. Please request request tree officers to deal with this for this most excellent avenue of plane trees.</p> <p>I have studied landscape architecture within my architect's training.</p>

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2017/5395/P	Nicholas Haag	23 Grove Terrace NW5 1PL	21/10/2017 17:57:48	OBJBOBX I	<p>As co-chair of the Grove Terrace Association, I have been attending regular liaison meetings on this development.</p> <p>We note the proposed further plan changes.</p> <p>We are concerned by the proposed cladding to the new sports hall, the design of which itself appears undistinguished with no obvious architectural merit. This exacerbates the similarly dull (boxy) design of the new LaSwap building.</p> <p>We would ask Camden to review the design of the Sports Hall and to endeavour to make improvements that would not necessarily lead to increased costs. At least an attempt should be made in this direction.</p> <p>Overall our sense is that if £36m is being spent on a refurbishment project that does not even increase the actual footprint of the school buildings, then every effort should be made not to degrade the built environment and landscape in this highly-sensitive location which gives on to Hampstead Heath and looms over historic protected C18 buildings.</p> <p>We are also concerned about the removal of so many trees. In particular we note the planned removal of T175 which we understand may need to be felled in any event due to its age and condition. The removal of this tree would accentuate the rather brutalist view of the new buildings. We would urge a second opinion on the necessity to remove this tree and make every effort to avoid doing so.</p> <p>We would also seek to ensure that there is no "slippage" in the plan's commitment to various "greening" initiatives in the development, especially when further cost cuts may become necessary.</p> <p>It seems that the proposed revised plan is further evidence of avoidable flaws in the control of this project from the very beginning which have led to wild over-spend and the delivery of "less for more". We note with concern attempts to cut design corners whilst spending more on consultants. I understand that this may all become the subject of internal audit and external review of the decision-making processes that has led to this poor compromise in design quality and implicit project outcome.</p> <p>We would hope that further refinements to the proposed plan as suggested by many interested residents may at least ensure the delivery of a more acceptable project which would represent better value for money and an enhancement of the visual environment for the benefit of pupils, staff, the local community and visitors to the Heath.</p>