

South Hampstead High School College Crescent Wall Design and Access Statement



16.12.2016
A_SHHS_9502_Planning Application

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1.0 Introduction

Purpose of this Document

This document is submitted to the London Borough of Camden as supporting information for the application for a new boundary wall along College Crescent in Hampstead NW6. The application is being made on behalf of the Girls Day School Trust (GDST), for the South Hampstead High School (SHHS).

The Girls Day School Trust

The GDST is a registered charity and has the largest group of independent schools in the UK. Its existing 26 schools are rooted in and responsive to the local communities they serve. They offer an 'all-through' educational approach, within distinct phases, for pupils from the age of three or four, up to age 18.

South Hampstead High School

SHHS was established in 1876 by the GDST and moved to the present site at Maresfield Gardens in May 1882. The GDST is a charity, set up in 1872 to stand up for and provide education to young women and which has established 26 schools throughout the country dedicated to this goal.

SHHS is ranked as the top academic School in Camden and is within the top ten leading academic schools nationally. It is, however, predominantly a local school with the majority of pupils coming from the local catchment area. As such, the School is a significant asset to the community.

Introduction

This application is to seek consent for the construction of a new brick pier and painted metal railing wall along the southern boundary of the School, on College Crescent. The proposed design and materials will be in keeping with typical boundary treatment in the area, and to the existing boundary treatment to the north of the School along Maresfield Gardens.

Pre-Application Meeting

Pre-Application materials were submitted to Camden and a Pre-Application meeting held on 5 May 2016 at the School. The proposals were generally agreed to be appropriate. A copy of the letter received from Camden is included on the following page.

A further meeting was held at Camden's offices on the 22nd September 2017, to discuss concerns raised by the Transport Officer. Guidelines for the amended proposals were agreed to the satisfaction of all present.

Supporting Information

This document should be read in conjunction with the corresponding application drawings. These are:

- 2001_Location Plan, 1:1250 at A3
- 2100_Existing and Proposed Plans, 1:100 at A0
- 2200_Existing and Proposed Elevations, 1:100 at A0
- 2300_Existing and Proposed Sections, 1:100 at A0



Existing Maresfield Gardens Elevation



Existing College Crescent Elevation

1.1 Introduction

Pre-Application Response Letter

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Date: 11/05/2016
Our ref: 2016/1690/PRE
Contact: Samir Benmbarek
Direct line: 020 7974 2534
Email: samir.benmbarek@camden.gov.uk

Mr Ben Woolf
South Hampstead High School
1-3 Maresfield Gardens
London
NW3 5SS



Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG
www.camden.gov.uk/planning

Dear Mr Woolf

Re: South Hampstead High School

Thank you for submitting a pre-planning application enquiry for the above property which was received on 18th March 2016 together with the required fee of £960.00

1. Drawings and documents
Proposed Site Plan
Proposed Elevation

2. Proposal

Erection of boundary wall to College Crescent elevation to secondary school.

3. Site description

The site comprises of a complex of three and four storey buildings with the front entrance located at Maresfield Gardens. The building is located within the Fitzjohns Netherall Conservation Area. It is not a Listed Building.

4. Relevant planning history

2010/5482/P: Construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway, following the demolition of the existing buildings at 3 Maresfield Gardens, 31 College Crescent (Moon & Sixpence) and stair towers of the Waterlow Building. (Use Class D1).
Granted

There have been a number of Approval of Detail and Non-Material Amendment applications submitted and approved following the approval of the above.

5. Relevant policies and guidance

National Planning Policy Framework 2012
The London Plan March 2016

LDF Core Strategy
CS5- Managing the impact of growth and development
CS14- Promoting high quality places and conserving our heritage

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CS19- Delivering and monitoring the Core Strategy

LDF Development Policies

DP24- Securing high quality design
DP25- Conserving Camden's Heritage
DP26- Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2015

CPG1 (Design): Section 6- Landscape Design and Trees
Section 9- Designing Safer Environments

Fitzjohns and Netherall Conservation Area Statement

6. Introduction

This written response is based on the drawings submitted in the "Drawings and Documents" section and following on from pre-application site visit and meeting on 04 May 2016. This is general and informal planning officer response to the proposal and development in relation to the submitted drawings and documentation. Should the pre-application scheme be altered, some of advice given may become redundant as a result of this. This advice may not be considered relevant if adopted planning policies at national, regional or local level are changed or amended. Other factors such as case-law and subsequent planning permissions may affect this advice.

7. Assessment of Boundary Wall

Boundary Wall

In consideration of Camden Planning Guidance 1 (Design), boundary walls and railings should:

- Delineate public and private areas
- Contribute to qualities of continuity and enclosure within the street scene; and
- Provide site security and privacy

In review of the guidance above and site visit, the proposed boundary wall treatment is considered to be acceptable. The brick base with metal railings is considered an appropriate design for the proposed wall, as its simple design with the pillars stepping out from the main body of the wall, is considered to relate well to the host building as well as the buildings opposite (which have a variety of different designs). It is recommended to introduce a simple coping stone on top of the brickwork, in the same style as the boundary treatment to the site along Maresfield Gardens.

Trees and Soft Landscaping

Soft landscaping and the planting of trees are appropriate and welcomed within the development. Plantings schedules and details should be submitted within the application which will be reviewed by the Council's Tree and Landscaping officers, to ensure any mature trees adjacent to the proposed boundary are retained.

Adjacent Residential Amenity

Policy DP26 of Camden's Development Policies seek to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

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By virtue of the height and location of the boundary wall, it is considered there would be none or negligible detrimental impact to the amenity of neighbouring residential occupiers.

8. Conclusion

In conclusion, the proposed boundary wall along College Crescent will be likely to be considered acceptable due to its design and appropriate height with the recommendation of coping stones on the pillars and brickwork. The Council's Trees and Landscaping and Transport Department will be consulted as well as Highways due to the location of the wall along the road.

9. Planning application information

If you submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed form – Householder Permission
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- The appropriate fee £172.00
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Samir Benmbarek on 020 7974 2534.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Samir Benmbarek
Planning Officer
Planning Solutions Team

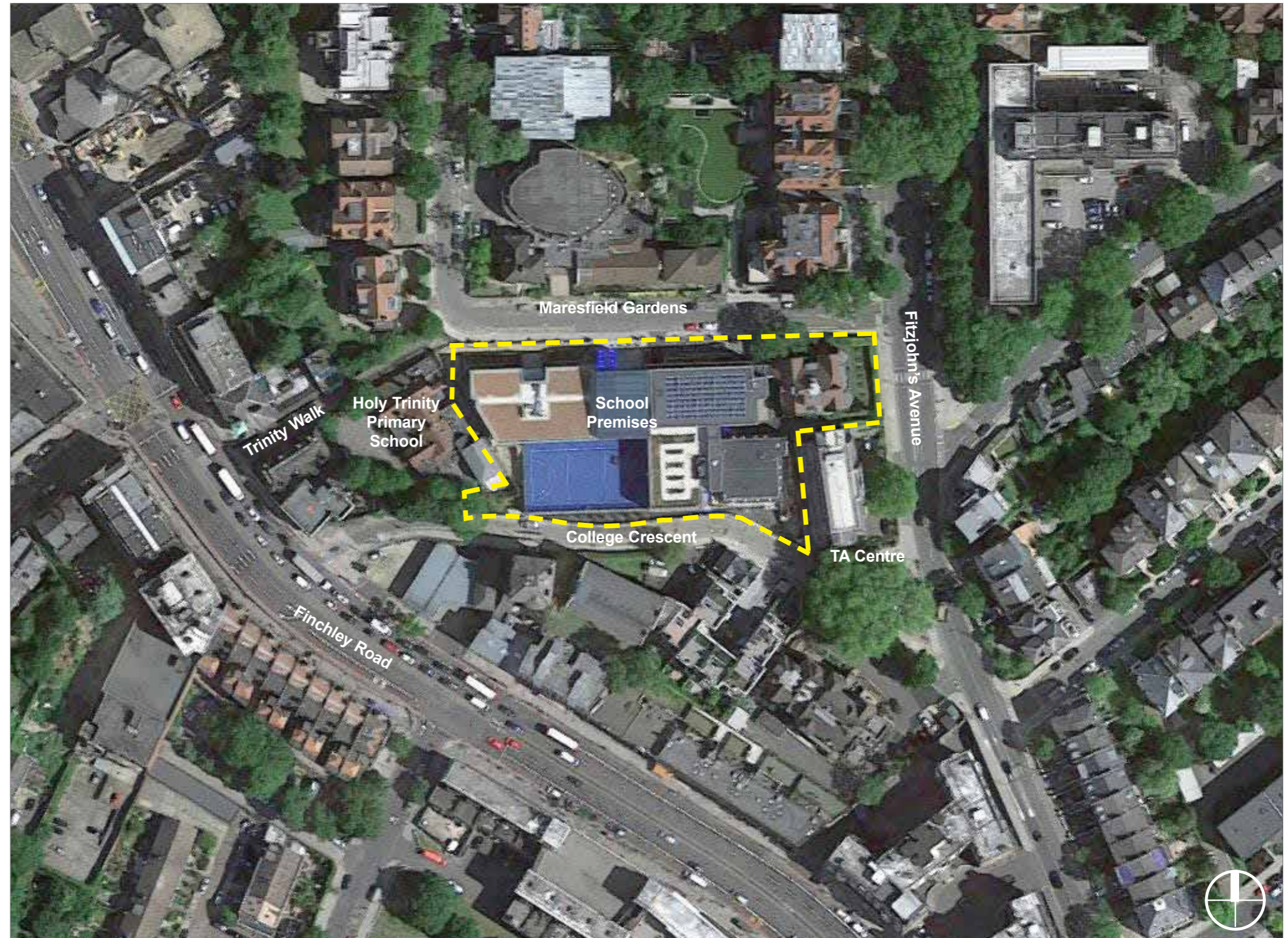
2.1 The Existing Site

Location Plan

The School underwent a partial redevelopment, completed in 2014, including a new entrance building, classrooms, art studios, and sports hall. New trees were planted along the southern boundary and a brick wall constructed to enclose the refuse and recycling area to the south-east.

The main entrance to the School is to the north, along Maresfield Gardens. Pupil drop-off and pick-up take place at this main entrance. Deliveries and refuse collection take place to the south off College Crescent.

The School adjoins the Holy Trinity Primary School to the west and the TA Centre to the east.



--- School ownership boundary

Aerial photograph showing wider school site

2.2 The Existing Site

Plan and Elevation

The original planning proposal allowed for an open boundary at the rear of the School including a delivery bay. Since the original planning approval, the political climate has changed significantly both in terms of safeguarding and national security measures. As a School, SHHS has a duty of care to their students to ensure they are safe and secure.

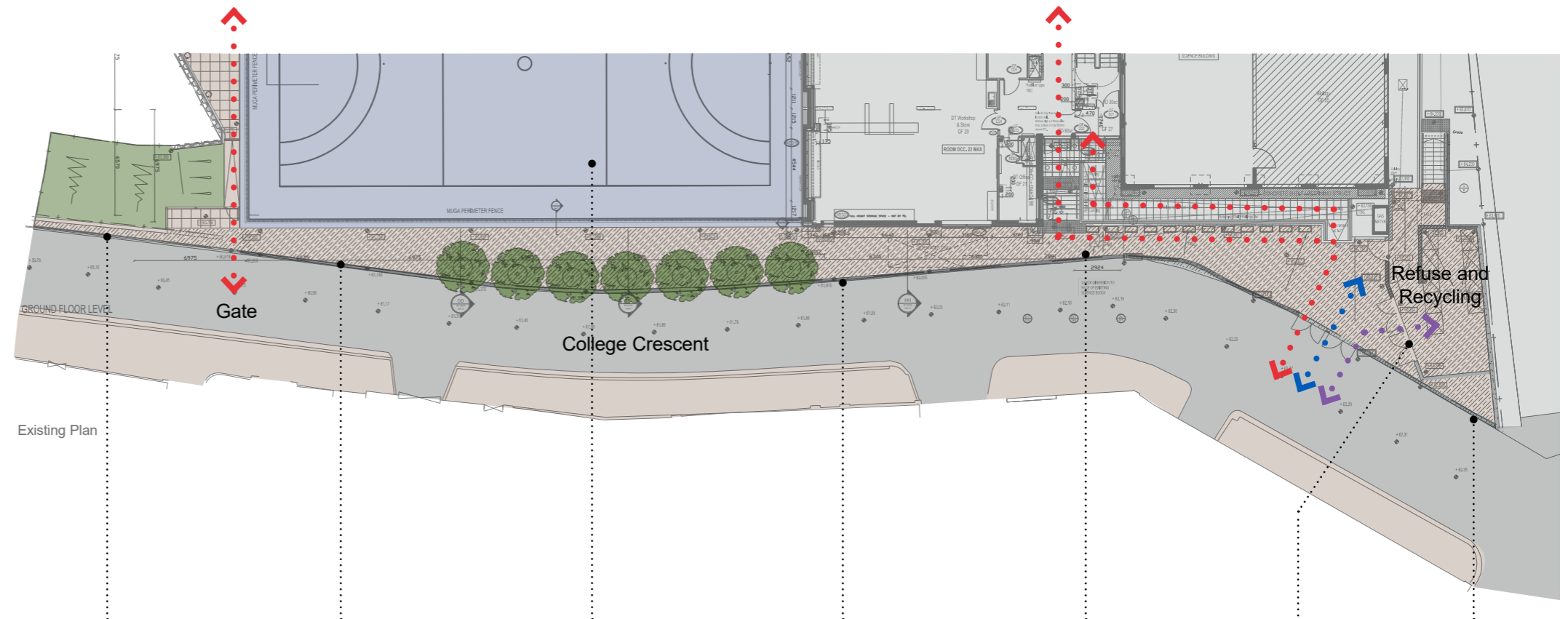
Since the building project was completed in November 2014, the School has had to put up a temporary and unsightly barrier, to protect the building. Both SHHS and their neighbours are keen to see a more aesthetically pleasing barrier. The School has received constructive comments from neighbours to this end on a regular basis. SHHS wish for a barrier that meets their safeguarding needs, secures the site, and provides an attractive streetscape in line with the rest of the building, and the surrounding area.

The School's concerns are twofold:

- Without a barrier, external parties would be able to walk right up to the classroom windows, including the Sports Hall where girls could be seen in their gym attire. SHHS has a duty of care to provide a safe environment. Placing a boundary wall at the edge of the site will stop individuals from doing this.
- Without a barrier, external parties would be able to access the area of the school where the most expensive departmental assets can be found, such as Design Technology, Science and Art. Without a physical barrier, the School would be at great risk of crime or substantive physical damage to the property from vehicles, and indeed of security during the day as they have no physical reception presence at the rear of the school.

With regards to the proposed layby, SHHS has no servicing needs at the rear of the school bar a twice weekly refuse collection, which is conducted from the top of the site beyond the original proposed boundary as refuse lorries load from the rear. They keep two vehicles at the rear of the school; one being a school van (used once per week), and another as a space for a staff vehicle (2 movements per day).

SHHS has an unusual site in the fact that they have roads to three of four sides of the building. The School hopes the council will look to support them in ensuring their students are safe, their building secure, and their neighbours are content.



- No existing pavement connection to the south
- Lack of secure boundary
- Potential direct sight lines into gymnasium through south facing glazing
- Location of unsightly temporary barrier
- No direct pedestrian access out to road
- Bin store
- No existing pavement connection to the north



Existing Elevation

- ● ● ● ● Pedestrian Access
- ● ● ● ● Access to Bin Store
- ● ● ● ● Vehicular Access



2.3 The Existing Site

Temporary Barrier

There is currently a temporary wall and fence along the School's boundary to College Crescent, which only provides one point of access into the School's property. It is not in keeping with the design of the school or adjacent buildings and needs to be replaced with a permanent solution.



Fence at corner of site



Temporary fence



Vehicular access



Panorama of existing street elevation

2.4 Local Precedents

The boundaries of local properties are characterised by low brick walls and piers, with iron railings and planting behind. This has been reflected in the new South Hampstead High School perimeter wall to Maresfield Gardens. We are proposing to use a similar language for the wall along College Crescent.



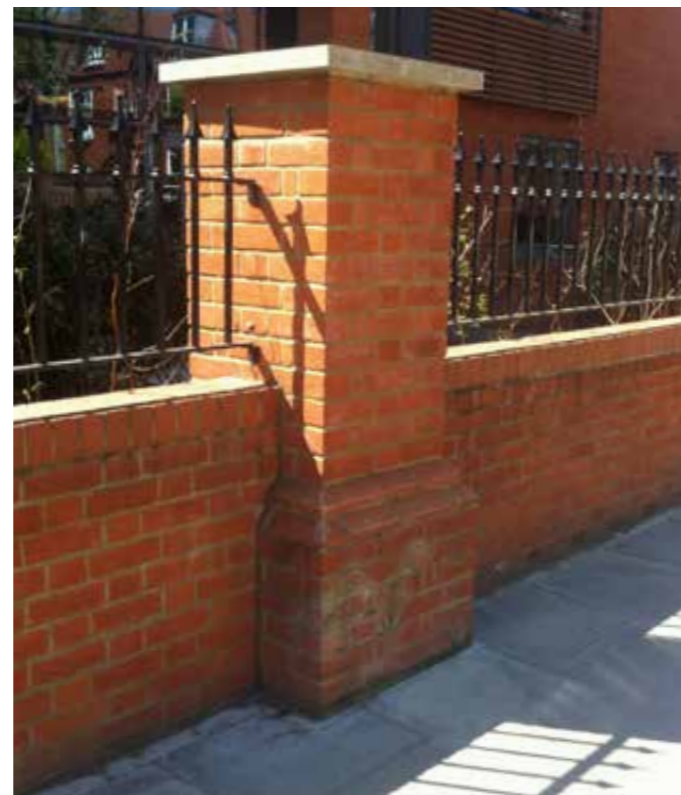
Maresfield Road houses



Maresfield Road houses



Maresfield Road houses



South Hampstead High School Maresfield Gardens wall brick pier detail



South Hampstead High School Maresfield Gardens wall



Wall on College Crescent

3.1 Design Proposal

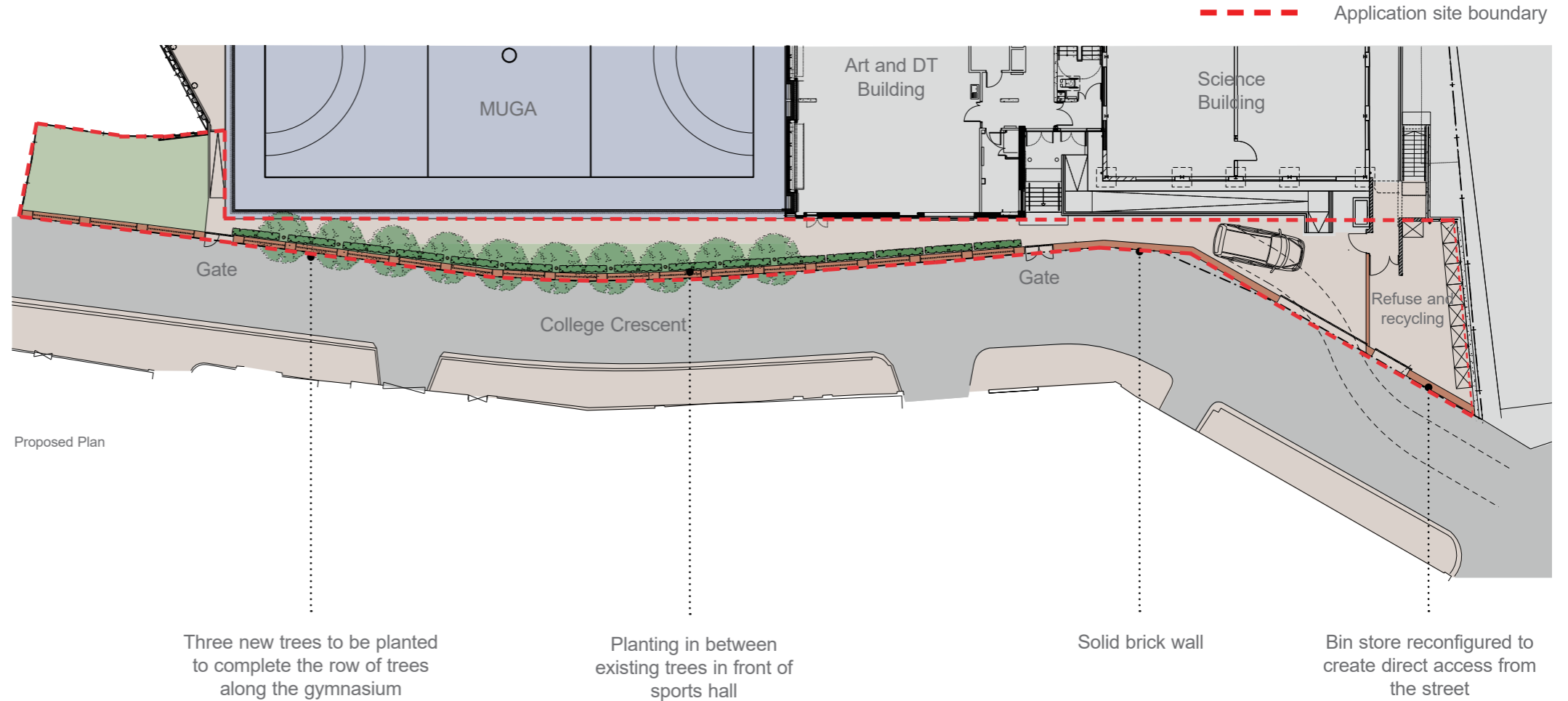
Plan and Elevation

Our design proposal looks to create an elegant brick and metal railing wall along the full length of the school's southern boundary, to clearly define the school's property and reconnect it to the street.

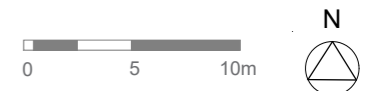
The wall will be constructed from the same red brick as used in the 2014 redevelopment, with painted metal railings and gates, in between brick piers. Planting behind the railings will be used to soften the boundary edge, as well as providing more privacy to the gymnasium beyond. This new planting will be a flowering shrub, such as a yellow rose as shown below. Three new trees will be added to complete the row of trees along the gymnasium elevation.

The existing solid brick wall that encloses the refuse and recycling area is proposed to be extended, so that it also encloses the compound where the school park their mini-bus, etc.

The height of the wall reflects the scale of the adjacent property's boundary wall, and steps down the slope of the site to maintain its scale relative to the street.



Yellow Rose example

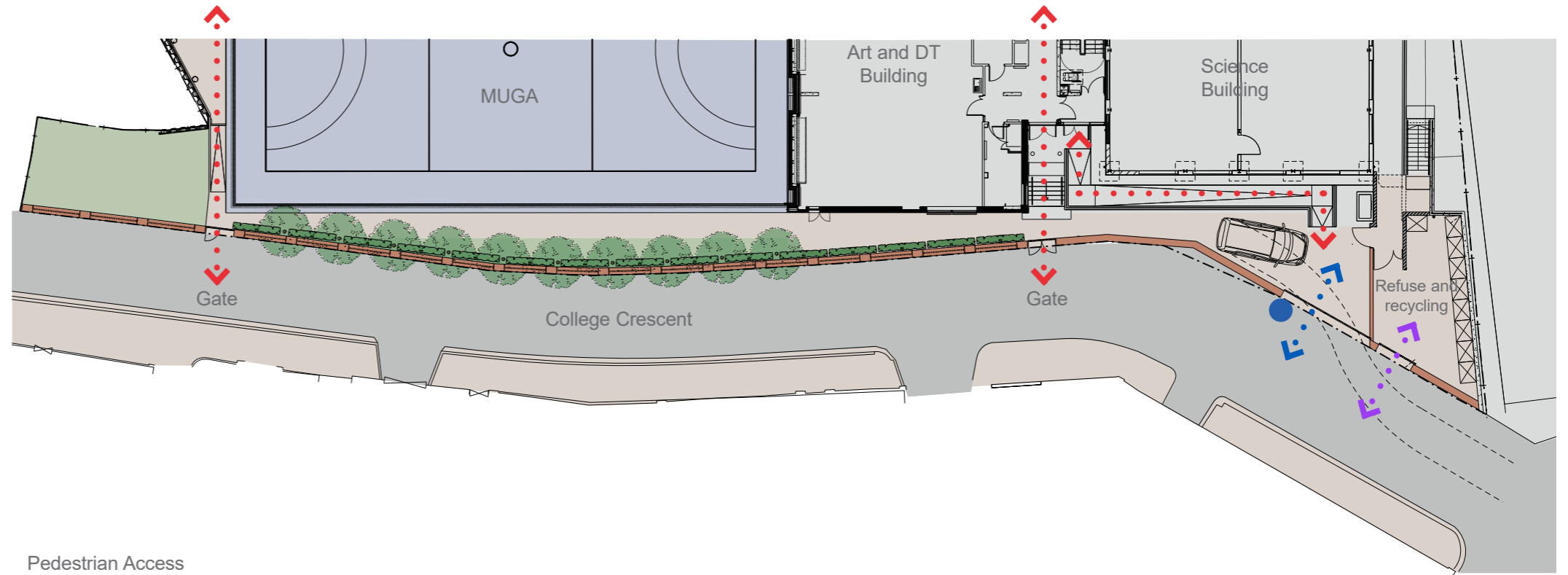


3.2 Design Proposal

Access

The proposal looks to rationalise access into the site from College Crescent. The key features are as follows:

- Pedestrian gates have been incorporated into the wall to align with the two existing pedestrian routes, providing clear access out of the school's property.
- A new sliding/ pivoting gate has been provided to the compound, with intercom access to ensure the yard is secure.
- The existing refuse and recycling store has been reconfigured to better align with the existing building, and new painted metal gates have been designed to allow for direct access into the store from the street.



Pedestrian Access

- • • • • Pedestrian Access
- • • • • Access to Refuse and Recycling Store
- • • • • Vehicular Access
- Intercom Access