



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

David Peres Da Costa,
Planning Solutions Team
Camden Town Hall Extension
Argyle St
London WC1H 8EQ

26th February 2018
By email only

Dear Mr Peres Da Costa,

RE: Planning Application Reference 2017/7080/P – Channing Junior School, London N6 5JR

On behalf of the Highgate Society, I would like to submit the following objection to the above application for the following reasons:-

1. The lower ground floor extension for a new dining hall is too close to the retained curved staircase and looks uncomfortable. It should be pulled back by at least a metre to allow enough room for the shape of the stair to be appreciated.
2. This hall projects too far towards the tennis courts and looks out of proportion with the rest of the building, which is after all seen as a positive contributor to the conservation area and worthy of much better consideration. The wide staircase lobby at the north end of the new dining room looks grand on plan but could be omitted to make the whole edifice more in scale with the existing building.
3. This internal wide staircase seems to be a hindrance to disabled access to the dining room from the lift which has been referred to in the design and access statement but does not appear on any of the plans. The only ramp access to the dining room that is shown is very narrow and external. Not very nice if its raining.
4. The disabled toilet appears to be down 3 steps from the rest of the school building. There appears to be a lack of thought given to accessibility.
5. There only appears to be one narrow staircase from the rest of the building down to the dining room which is surely not going to work. The access from the main entrance and lift, wherever it is, down to the dining hall needs to be properly thought through and in so doing make better use of space so that the projection of the new extension is more in keeping with the existing building.
6. The use of the roof of the new dining hall as play space helps offset the loss of playground but the increased area of playground must be in permeable materials to help prevent further run off. There is already an issue in Waterlow Park just below the Channing tennis courts with water logging, quite possibly due to the run off from the tennis courts. This should be looked at as part of this application and a French drain put in to ensure no further run off onto neighbouring land.
7. It seems a pity that there is only one way to get from the upper play area to the lower, and that is stepped, another point of congestion.

8. The below ground changing rooms with lift seems an excessively expensive solution and creates the obvious concerns associated with any basement development. Has the possibility of incorporating them into the main house at lower ground level been explored?
9. The curved steps down to the tennis courts are not an unattractive feature but I would have concerns about having the entrance gate to the courts at the back of one of the courts where it is easy to hurt oneself either on the open gate or on the latch or hinges. The gate should be in the corner or between courts and in this instance why not at the bottom of the stair?
10. I do not know if the grassy bank is usable for children or parents to sit watching games on the courts but it seems a missed opportunity not to put in some benches built into the grassy bank.
11. There is clearly need for a watching brief on archaeology during construction and we trust there will be a condition covering this.
12. Concerns have been expressed by others over the site's ecology and being familiar with the site, where I know there are foxes and badgers around the courts, I share their concern that this is properly managed.

On the basis of the above, the Highgate Society objects to this application in its present form on the grounds that it will cause substantial and irreparable harm to the existing building and the apparent lack of accessibility. We apologise for the late submission of these observations and objection and trust that they can still be taken into consideration.

Yours sincerely,



Highgate Society Planning Group

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