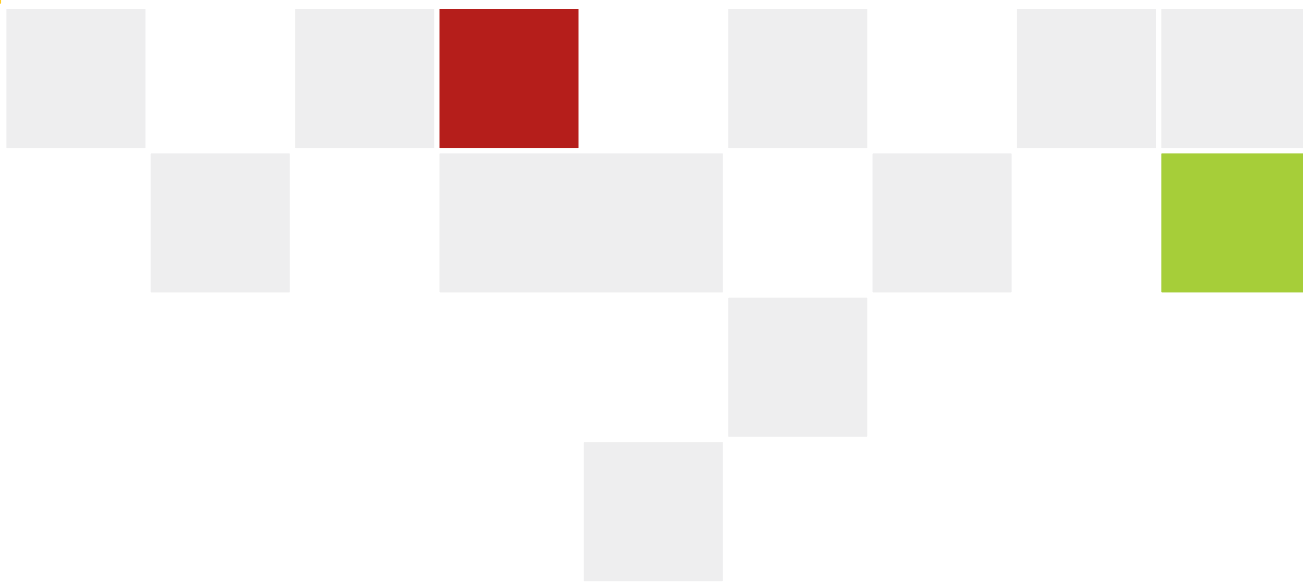


Planning Statement

The Hall School



Boyer

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1. Introduction and proposal

- 1.1 This Planning Statement is submitted on behalf of the Hall School in support of a planning application at the Hall Senior School site at 23 Crossfield Road, London, NW3 4NU. The application seeks planning permission for the temporary installation of two storey modular teaching accommodation for use during construction works at the site.
- 1.2 Planning permission (2016/06319/P) which was recently approved by the London Borough of Camden on 5th July 2018 for:
“Demolition of the 'Centenary' and 'Wathen Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension with external terrace and enlarged basement replacing the existing Wathen Hall, and enlargement of rear roof storey and insertion of three dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class D1)”.
- 1.3 The proposed phasing of the construction works associated with that planning permission enable the Senior School site to remain operational throughout. However, the temporary relocation of teaching spaces is necessary to ensure that teaching accommodation which is displaced by the construction works can be re-provided on site.
- 1.4 The proposed temporary teaching accommodation is to be located within the school’s rear Multi Use Games Area (MUGA). The design and location of the temporary modular accommodation has been developed with the key aim of reducing the impact on neighbouring residential occupiers as far as possible. Following a detailed feasibility review of potential locations, the temporary buildings are sited as sensitively as possible, and are orientated to ensure that there are no windows which could overlook neighbouring residential gardens. As much outdoor playspace as possible will also be retained for pupils.
- 1.5 The buildings will be in place for the entirety of the construction works at the site. At present, it is anticipated that the temporary teaching accommodation will be in place between March 2020 – September 2022. This is the maximum length of time that the accommodation will be on site. It is likely that, in reality, the accommodation will not

be required for the entirety of the proposed period; however, a permission is sought for a more generous timeframe in order to allow for any delays to the construction timetable. As soon as the temporary accommodation is no longer required it will be removed from the site.

1.6 The suggested description of development is as follows:

'Temporary installation of modular two storey modular teaching accommodation block within the rear school playground'.

1.7 This Planning Statement assesses the proposals against the policies in the Development Plan and other material considerations which are relevant to the determination of the application. The Statement is structured as follows:

- Section 2 – describes the site and surrounding area;
- Section 3 – describes the proposals in detail;
- Section 4 – details relevant planning history;
- Section 5 – provides an overview of the principle national, regional and local planning policy and guidance relevant to the assessment of the proposed development;
- Section 6 – provides an assessment of the proposal against the provisions of the Development Plan and other material considerations;
- Section 7 – concludes the findings of the assessment of the proposed development.

2. The Site and surrounding area

2.1 The Hall School Senior School is situated on the eastern side of Crossfield Road, near the junction with Adamson Road. The Hall Middle School, with which there is a high degree of interdependence between the sites, is located very close the Senior School at the junction of Crossfield Road and Eton Avenue. The School also has playing fields at Wilf Slack Memorial Ground in the London Borough of Barnet.

The Site

2.2 The existing school consists of the original 1889 building and its twentieth century annex (known as the Centenary Building or Wathen Building), both of which front Crossfield Road. The Wathen Hall, located under the rear wing of the Wathen Building, provides basement accommodation which is used for sports, school assemblies and theatrical productions. A play area is located to the rear. The buildings occupy roughly three quarters of the site, whilst the remaining play area is hard-standing.

2.3 None of the school buildings are listed and the site does not adjoin any listed buildings. The nearest listed building to the site is located on Eton Avenue to the south of the application site, but it is not considered to be in the school's immediate context. The site is, however, located within the Belsize Conservation Area.

2.4 The original red brick Hall School building (excluding the twentieth century Centenary Building) on Crossfield Road is identified as making a positive contribution to the conservation area. The building is also visible in views along Adamson Road and is the most notable building in these streets. While the Centenary Building is not specifically identified as detracting from the conservation area, it is a prosaic and plain addition to the streetscene.

2.5 There is a large mature London Plane tree which is the subject of a TPO in the rear of the site. A previous application for extensions and alterations to the school buildings was refused (and dismissed at appeal) in 2006 due to the potential impact on this tree.

Surrounding context

2.6 The school is within a predominantly residential area. There are a number of schools in the vicinity but no other land uses in the immediate context. The Council's Development Management Policies document recognises, under its Transport

section, that the concentration of schools in this part of the borough causes traffic congestion, particularly during the 'school run' hours.

- 2.7 Whilst the northern end of Crossfield Road has a general consistency in the building line along the streets, the heights of the buildings, use of London Stock brick and the short front gardens defined by boundary walls, the buildings surrounding the application site are more varied. Directly to the south is a post-war terrace of three storey properties with integral garages. Directly opposite the site, on the corner of Crossfield Road and Adamson Road is a six storey block of flats, and further to the south is the more modern Hall School Middle School site which was developed in the late 1990's.
- 2.8 The school site is not subject to any other planning policy designations under the Local Development Plan.

Access

- 2.9 Crossfield Road is a local access road and there is no off-street car parking associated with the school.
- 2.10 The Swiss Cottage/Finchley Road Town Centre is a short distance to the west, where Swiss Cottage underground station and other amenities including retail, food and drink, library and leisure centre uses are located. The site has a PTAL of 4.
- 2.11 The site is located within the Belsize Controlled Parking Zone (CPZ).

3. Description of the proposals

- 3.1 Since planning permission was granted for the redevelopment of the Senior School site in 2018 (ref: 01218/10/P11), the Governors of the School have reviewed the preferred approach to the construction phasing in order to minimise the impacts on pupils and neighbouring residents as far as possible.
- 3.2 As a result, a phased construction approach has been devised which enables pupils to remain on-site whilst construction works are taking place. A new area of temporary accommodation is required to replace existing teaching spaces which are displaced by the construction works.
- 3.3 The proposed two storey modular accommodation is located within the MUGA, to the rear of the existing school buildings and will be hidden from views from the public domain.
- 3.4 The accommodation will provide approximately 150 sq m of replacement teaching space. The temporary modular building will accommodate the following:
 - 2 Science Labs
 - 1 Prep Room
 - 1 Science Lab / Classroom
 - Boys WC's
 - 2 Classrooms
- 3.5 There is no intention to increase the number of pupils on site; the temporary accommodation simply replaces teaching spaces which will be unavailable during construction works.
- 3.6 The construction works will be separated from the occupied areas by the contractor's hoarding and the construction of a temporary wall between the Original School building and the Centenary Building. There is a clear split through the site from the front to the rear of the playground.
- 3.7 Pupil access and egress into the occupied areas will also be separated from the construction contractors access and egress in order to eliminate risks borne from the demolition and construction works. During the enabling works and temporary accommodation phase, the existing escape route around the Wathen Hall will be retained for both pupils and construction workers as an alternative means of escape

from the playground. Once demolition of the existing buildings is complete a separate alternative means of escape route for the pupils will be established.

- 3.8 A number of different options and potential locations for the temporary accommodation have been considered in advance of the planning submission. The proposed position, parallel to the boundary with No. 22 Crossfield Road, has been selected as it reduces the potential impact on neighbouring properties. The building is orientated so as to reduce the potential for overlooking into neighbouring gardens.
- 3.9 The proposed accommodation is temporary and will be removed from the site as soon as construction works are completed. At present, it is anticipated that the temporary accommodation will be required between March 2020-September 2022.
- 3.10 Further detail relating to the design and construction of the temporary accommodation is set out within the Design and Access Statement prepared by NORR Architects.

4. Planning History

History of the Site

4.1 The planning applications listed below are considered to be relevant to the assessment of the planning application.

Ref	Description of development	Decision
2016/6319/P	Demolition of the 'Centenary' and 'Wathan Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension with external terrace and enlarged basement replacing the existing Wathan Hall, and enlargement of rear roof storey and insertion of three dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class D1).	Planning permission granted (2018)
2005/3902/P	Excavation in the school playground to create a basement swimming pool at the rear, the erection of two single storey extensions plus installation of roof plant to the existing single storey PE hall, erection of new glass canopy and lighting along southern boundary plus replacement of 2 existing trees by five new trees on site, to create additional facilities for The Hall School.	Refused and appeal dismissed.
2004/5199/P	Construction of a basement swimming pool to rear of site and minor extensions, alterations and installation of roof plant with screening to the existing PE hall.	Withdrawn
8700144	Alterations to the proposed annex and memorial hall as an amendment to planning permission granted by letter dated 3 rd July (Reg. No. 8600711R1) for alterations and extension to the existing school as shown on drawing nos. 503/01C; 02E; 03G; 04D; 05D; 06F; 08C and 503/68 and 69 revised on 24 th March 1987	Planning permission granted (1987)
8600711	Alterations and extensions to the existing school as shown on drawings 503/01B; 02C; 03C; 04B; 05C; 06D; 07A; 08B revised on 10 th June 1986	Planning permission granted (1986)

Pre-application discussions

4.2 Following a review of the extent of the proposed redevelopment by the design team and the identification of desired changes to the extant planning permission, the

applicant had initial discussions with officers about the extent of temporary accommodation to be provided on-site.

- 4.3 Officers provided a brief response, outlining information they considered necessary to be included within the formal application submission. Due regard has been paid to the Council's comments in the preparation of this planning application.

5. Planning Policy Context

The Development Plan

- 5.1 This section outlines the relevant planning policy context which will be considered in the determination of the application proposals. Section 6 assesses the application proposal against the Development Plan documents which currently comprise the London Plan (as amended 2016) and the Camden Local Plan:
- Camden Local Plan (2017)
 - The Council's relevant Supplementary Planning Documents have also been considered, in particular Camden Planning Guidance 4: Basement and lightwells and the Belsize Conservation Area Statement.
- 5.2 Other adopted policy documents that are considered a material planning consideration in the determination of this planning application include the National Planning Policy Framework (NPPF), which sets out the Government's planning policies and how these are expected to be applied.

National Planning Policy Framework 2019

- 5.3 In February 2019, the National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government. The NPPF sets out the Government's economic, environmental, and social planning policies for England; it states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.
- 5.4 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system running through both plan making and decision taking.
- 5.5 Section 8 of the NPPF relates specifically to promoting healthy communities. It recognises the importance of planning in facilitating social interaction and creating healthy, inclusive communities.

- 5.6 The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Local authorities should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.

Regional Planning Policy

London Plan 2016

- 5.7 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development upto 2031.
- 5.8 The Mayor's strategic policies aim to support the provision of childcare, primary and secondary schools, and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice.
- 5.9 Policy 3.18 states that development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes.
- 5.10 Policy 3.18 also sets out that development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.

Local Planning Policy

Camden Local Plan 2017

- 5.11 Local development plan policies for the site are contained within Camden Local Plan. The Development Management policies within the Local Plan help to deliver the Council's overarching approach to protecting and providing community facilities.
- 5.12 The relevant policies contained within the Camden Local Plan are considered to include:
- C1 Community facilities;
 - D1 Design

- D2 Heritage
- A4 Noise and vibration

Supplementary Planning Guidance

5.13 Camden has adopted a number of Supplementary Planning Documents that are relevant to the proposed development. These relate to Design (CPG1), Sustainability (CPG3), Basements and lightwells (CPG4), Amenity (CPG6) and Transport (CPG7).

5.14 These SPDs have been considered and are discussed in the Assessment section below where applicable.

6. Assessment of the Proposals

6.1 This section assesses the proposed amendments and their potential impacts against the aims and objectives of the Development Plan. This section also demonstrates that the proposed development complies with the Development Plan and national planning policy.

Principle of development

6.2 The principle of the demolition and redevelopment of the site including the excavation of a new basement has already been established by the recent planning permission (ref:2016/6319/P). This planning application solely seeks planning permission for the temporary installation of accommodation to re-provide teaching spaces which are displaced during the construction works.

6.3 The NPPF, the London Plan and Camden's Local Plan acknowledge the importance of existing educational establishments enhancing their facilities. There is therefore a clear imperative to redevelop the existing site for an improved facility that meets the needs of the school's pupils and the wider community.

6.4 Accordingly, the temporary use of a small area of this brownfield site for teaching accommodation, which will enable the construction of an extant planning permission is acceptable in principle.

Design and Heritage

6.5 Policy D1 (Design) of the Local Plan sets out that the Council will seek to secure high quality design in development. The Council will require development to respect local context and character and preserve or enhance the historic environment.

6.6 In determining the planning application, it is important to remember that the proposed accommodation is temporary and will only be installed on site for two years, and therefore it will have no long-term impact on the character and appearance of the area.

6.7 Temporary accommodation, by its very nature, is somewhat utilitarian in appearance. However, the accommodation has been sited to ensure that it will have minimal impact on the character and appearance of the area. The accommodation will not be visible

from the public domain and is set back and screened as far as possible from views from neighbouring properties.

- 6.8 Given that the accommodation will be on-site for a limited timeframe, it is considered that proposals are acceptable in design terms.

Transport and construction-related impacts

- 6.9 The number of pupils on site will not increase as a result of the proposals. Nor will the pupils' preferred modes of transport to the school be altered. The proposed installation of a small amount of temporary accommodation within an existing operational school site will not result in any additional impact on the local transport system.

- 6.10 The extant planning permission (ref:2016/6319/P) established the principle of the redevelopment of the Hall School site. The section 106 legal agreement tied to that permission contains an obligation requiring the submission, and approval by Council Officers, of a detailed Construction Management Plan prior to the commencement of any construction works on site.

- 6.11 The detailed Construction Management Plan required in relation to the extant permission (ref:2016/6319/P) will detail how the construction works will be managed in order to minimise the impact on neighbouring residents, but will also provide further detail relating to the continued occupation of the site by pupils. The document will identify measures in place to ensure that the construction and teaching activities can safely co-exist on site.

Amenity Impacts

- 6.12 Local Plan policy A1 (Managing the impact of development) seeks to ensure that the amenities of neighbours are protected. The Council will grant planning permission unless proposals cause unacceptable levels of harm to amenity. In determining planning applications the Council will take into consideration the impacts on visual privacy, outlook and daylight and sunlight.

- 6.13 The proposed temporary accommodation has been sited sensitively in order to minimise the impact on neighbouring residential occupiers. The accommodation will be sited parallel to the common boundary with 22 Crossfield Road; a generous 4.6m set back from the boundary ensures that the impact on the neighbouring property's garden is reduced, and also allows circulation space for pupils.

Visual Privacy and Overlooking

- 6.14 The closest element of the proposed accommodation to the garden of No. 22 Crossfield Road is the staircase which provides access to the first floor accommodation. The staircase is entirely enclosed, and consequently there will be no overlooking from it.
- 6.15 At first floor level, several windows on the northern elevation face the boundary with No. 22 Crossfield. The accommodation has been designed to ensure that these windows supply an internal corridor; each window will be obscure glazed to ensure that there will be no overlooking to the adjoining neighbours.
- 6.16 The accommodation's eastern elevation has no windows at all and there will no views to the rear gardens of properties on Strathray Gardens.
- 6.17 The only unobscured first floor windows within the temporary accommodation are those on the southern elevation. These windows supply three teaching spaces. The windows look into the school's MUGA towards the Wathen Hall, rather than towards neighbouring properties and will not result in any loss of privacy to neighbouring residents.

Daylight and Sunlight

- 6.18 The temporary accommodation has a flat-roof design which helps reduce its height, thus minimising any potential daylight or sunlight impact on the occupiers of No. 22 Crossfield Road. In addition, the accommodation is set-back 4.6m from the boundary which significantly reduces the impact on neighbouring properties.
- 6.19 Overall, it is not considered that the temporary installation will have any demonstrable impact on the daylight and sunlight levels for neighbouring residents.

Outlook

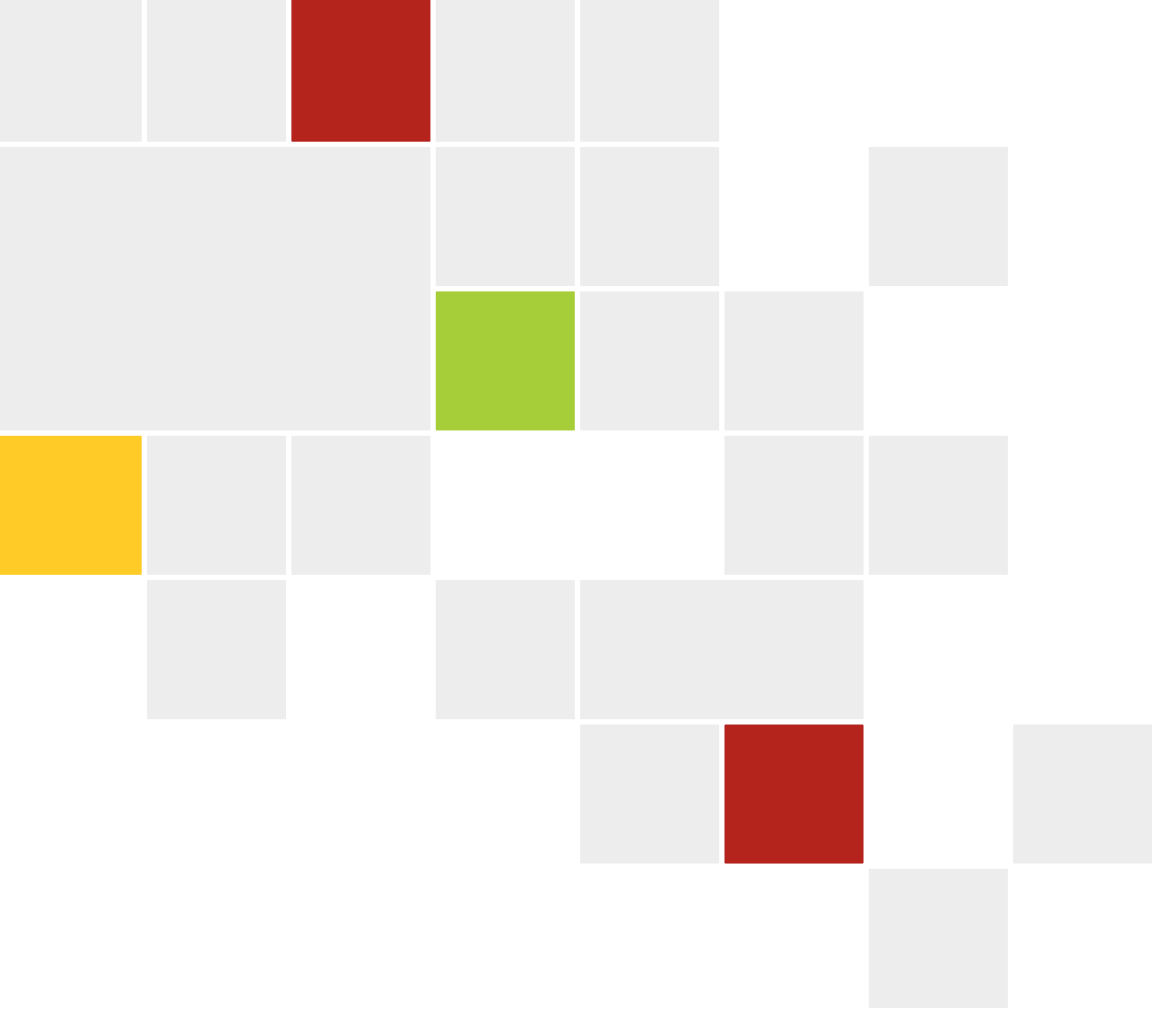
- 6.20 Whilst the proposed accommodation will be visible from surrounding properties, its significant set-back from the each of the site boundaries ensures that it will not be overbearing or create a sense of enclosure to any neighbouring occupiers.

Noise

- 6.21 The proposed modular accommodation does not require the installation of any plant or machinery which will be audible to residents of neighbouring properties.

7. Conclusion

- 7.1 Following receipt of planning permission for the redevelopment of the Senior School site, the School Governors have refined the scheme's construction phasing in order to minimise the disruption to neighbouring residents and pupils as far as possible.
- 7.2 As a result, the School has developed a proposed phasing of the construction works which enable the Senior School site to remain operational throughout. However, the temporary relocation of teaching spaces is necessary to ensure that teaching accommodation which is displaced by the construction works can be re-provided on site.
- 7.3 The proposed teaching accommodation is to be located within the rear Multi Use Games Area (MUGA). The design and location of the temporary modular accommodation has been developed with the key aim of reducing the impact on neighbouring residential occupiers as much as possible. The temporary buildings are sited as sensitively as possible with the rear of the school, and are orientated to ensure that there are no windows which could overlook neighbouring residential gardens. As much outdoor playspace as possible will also be retained for pupils.
- 7.4 The buildings will be in place for the entirety of the construction works at the site. At present, it is anticipated that the temporary teaching accommodation will be installed on site from March 2020 – September 2022.
- 7.5 Section 38(6) of the 2004 Act states that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise. This Statement has demonstrated that the proposed temporary accommodation, which is essential to facilitate the construction of the extant redevelopment planning permission, would be entirely consistent with national and local planning policy,
- 7.6 For these reasons, the planning application should be considered and approved without delay, in accordance with the NPPF.



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