

Appendix 1 – Emails etc.

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ITEM 1: Email to Gareth Thomason 7 March 2018

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **Hampstead Police Station.**
Date: 7 Mar 2018 at 11:24:07
To: **Gareth Thomason** gareth.thomason@education.gov.uk
Cc: **Andrew BURNS** Andrew.BURNS@education.gov.uk, [REDACTED]
[REDACTED]
[REDACTED]
Bcc: [REDACTED],
[REDACTED],
[REDACTED],
[REDACTED],
[REDACTED]

Dear Mr Thomason

I look forward to the Abacus brief as per my earlier email to assist us in the search for more appropriate sites within the Abacus catchment area as agreed at our recent meeting.

We were expecting further information regarding a forthcoming ESFA workshop to explore viable additional community uses capable of accommodation within the main building, after disposal of other elements of the site not required for a 210 pupil school.

We are surprised to have received yesterday, an invitation for a 13th March Abacus meeting to discuss the Police Station proposals (copy sent separately). In the context of the above this seems premature.

It is worth reiterating some of the fundamental points made at our meeting. Abacus was founded and funded for the provision of a school within Belsize Ward.

Hampstead is grossly over provisioned with school accommodation, creating traffic stress, congestion and pollution, to the extent that LB Camden have adopted a policy against any further schools in the area.

Notwithstanding a reduction to a 210 pupil brief there would be major traffic and pollution implications of such a proposal in addition to major amenity issues to adjacent properties.

We had understood that a number of feasibility proposals had been undertaken by your architects regarding Hampstead Police Station to explore a compact solution to a potential school. We emphasised that disposal of surplus accommodation was the way to avoid any doubt about expanding beyond the 210 brief in the future (nb. Police House and Stables).

You also recognised that compromises with the brief were necessary and you anticipated a reduced size gym hall and you would avoid any roof top play area.

We strongly expressed the fundamental necessity for any proposals to rely on entry at the front, notwithstanding the design challenges, which a competent design team could address.

I look forward to your early response ahead of replying to Abacus.

Yours faithfully

Andrew Neale

On behalf of HCRD

ITEM 2: Email to Gareth Thomason 9 March 2018

From: **BURNS, Andrew** Andrew.BURNS@education.gov.uk
 Subject: **FS0168 - ABP - Site Search Briefing Documents**
 Date: **9 Mar 2018 at 14:36:38**
 To: [REDACTED]
 [REDACTED]
 Cc: **THOMASON, Gareth** Gareth.THOMASON@education.gov.uk

Dear Andrew, Todd and Stephen,

I'm pleased to confirm that the approvals to conduct a joint site search with you have been secured. I know this has taken longer than you may have expected but thinking outside the box (read "not following the standard process") is generally challenged hard to ensure it is the right thing to do. In this case it is common sense to work together on this as we all agreed in our meeting.

Please find below and attached the briefing suite used by LocatED and the internal property team when conducting site searches. It is relatively loose to encourage the widest range of responses for consideration.

- Area Guidelines for Mainstream Schools; Building Bulletin 103 – June 2014 (downloaded from <https://www.gov.uk/government/publications/mainstream-schools-area-guidelines> 8 March 2018)
- School Name : Abacus Belsize Park Free School
- Perm/Temp: Permanent Site
- Local Authority: Camden
- Specific Area: Belsize Park (see attached catchment plan from school website – downloaded 8 March 2018)
- Type of school : Primary mixed
- Age range: 4-11
- Forms of entry: 1FE
- School capacity: 210
- Gross Internal Floor Area (m2): 1211m2
- External Area: It is assumed that London based developments will not reach the stated requirements and so the following represents the order of priority;
 - Hard informal and social area, including outdoor play area immediately accessible from reception classrooms
 - Hard outdoor PE space
 - Soft informal and social area
 - Soft outdoor PE area
- Planning Risk: At least 50% chance of securing planning permission (as determined by the ESFA Regional Planning Manager)
- Designation: D1 (education) or identified as available for a change of use to D1 (education)
- Timescales: for availability and / or vacant possession
- Freehold or leasehold; if leasehold, duration remaining on the lease or the limits to which is can be extended

We would like to suggest a meeting to review your initial results w/c 9 April. This aligns more closely with your original suggestion of 4 weeks from receipt of the brief. It would be useful to have as much information on each of the sites as possible such as photographs, an idea of general condition and floorplans.

Could you please confirm receipt and that the proposed timescales are suitable? If you have any preferences for a meeting date or time please also let me know.

I hope this has found you all well,

Andrew

Andrew A. Burns B. Env. D. APMP MAPM
 Project Manager, Free Schools Capital
 ESFA

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 London | SW1P 3BT | andrew.burns@education.gov.uk
 Mobile: 074 64 64 88 66
 Web: www.gov.uk/esfa

ITEM 3: Email to Andrew Burns 16 March 2018

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **Hampstead Police Station. Abacus Belsize Alternative Sites**
Date: **16 Mar 2018 at 10:43:30**
To: **Andrew BURNS** Andrew.BURNS@education.gov.uk
Cc: [REDACTED]
[REDACTED]
Bcc: [REDACTED]

Dear Andrew

I have met with colleagues to review our search procedure in regards to the above.

We hope to keep you regularly updated and a meeting in early April will be appropriate.

Initially we are reviewing 6 sites which have potential and expect to consider further opportunities in due course.

We would welcome a meeting with Located, if this is in order, so we can cooperate on a more general search and fully understand the scope of their processes.

As mentioned a realistic timescale for a thorough search is in excess of 6 months and 12 months has been mentioned, either of which present a challenge for your anticipated programme. However we hope that a pro active approach will give us early indications of options.

I look forward to your feedback .

Regards

Andrew Neale

On behalf of HCRD

[REDACTED]

ITEM 4: Email to Gareth Whitmarsh 10 April 2018

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **36 Lancaster Grove. Alternative Site for Abacus
1FE School.**

Date: 10 Apr 2018 at 17:51:08

To: **Gareth WHITMARSH** Gareth.WHITMARSH@Located.co.uk

Cc: **Andrew BURNS** Andrew.BURNS@education.gov.uk, **Gareth**

Thomason gareth.thomason@education.gov.uk, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Gareth

We were pleased to meet you at last weeks meeting.

We look forward to the outcome of the feasibility appraisal on the above in due course.

I thought it would be useful to advise, in regard to external play-space, that there is a very realistic chance that both HE and the Camden Conservation Officer could approve the demolition of the subsidiary fuel storage building at the apex of the site. This would open up further playground space equivalent in area to the roof playground that had been proposed at Hampstead Police Station. Together with the remaining frontage garden area and the two triangular open spaces, the overall external space provision would be generous, and could potentially be exceptional, with an appropriately landscaped scheme.

I trust this is of assistance.

Regards

Andrew Neale

On behalf of HCRD

ITEM 5: Email to Andrew Burns 23 April 2018

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **Re: Abacus, Belsize Park - Fire Station appraisal.**
Date: **23 Apr 2018 at 17:57:17**
To: **Andrew BURNS** Andrew.BURNS@education.gov.uk
Cc: **Gareth Thomason** gareth.thomason@education.gov.uk, **Gareth WHITMARSH** Gareth.WHITMARSH@Located.co.uk, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Andrew

Notwithstanding the Grade 11 listing the owners have succeeded in gaining planning permission and listed building consent for significant internal changes together with extensions for a change of use to residential.

The owners were undeterred by the listing and successfully negotiated an acceptable scheme that was more difficult to achieve than the Abacus school brief. This was notwithstanding the planners preference for retention of the building for a community use.

Please can you forward the feasibility plans that show the level of intervention that has been prejudged as unacceptable from a listed building viewpoint , assuming this exercise has been carried out.

Without this, I am afraid , a blanket assertion that the listing precludes the school use implies this exercise has not been carried out with any meaningful intent.

I look forward to your early response.

Regards

Andrew Neale

On behalf of HCRD

07771550082

On 23 Apr 2018, at 16:23, WHITMARSH, Gareth
<Gareth.WHITMARSH@Located.co.uk> wrote:

Andrew

We promised to revert with a full technical appraisal on the former Fire station site. However, it is Grade II* listed (which applies to only 5% of listed buildings at Grade II* or Grade I listing). This is a more severe designation than the Police Station (which is Grade II and applies to 95% of listed properties). We have spent some time appraising the details and report only on the planning position at this point, given the very high risk of a change of use.

Having appraised the listing, Belsize Fire Station is designated at Grade II* for the following principal reasons:

** It is one of the most distinctive and original of a remarkable series of fire stations built by the LCC between 1896-1914, each executed to a bespoke design, which are widely admired as being among the most accomplished examples of LCC civic architecture of this rich and prolific period;*

** High architectural quality - as manifest in design, detail, materials and sensitivity to context;*

** It is also one of the most intact, having not been extended externally, and retaining its original timber appliance bay doors, plan form and numerous other features;*

** In the wider context of Edwardian architecture, this station is an exemplar of the use of a domestic idiom, the Arts and Crafts style, in a municipal building;*

** The building groups well with its neighbours in this area noted for its concentration of distinctive Arts and Crafts houses, including the many listed houses on Eton Avenue.*

In short you will have great difficulty in making any material alterations to the building both externally and internally as well as alterations within its curtilage (external landscape). It is for the reason of point 3 (above) that we believe any internal reconfiguration will not be permitted. And this is critical as we would need to open the property up to fit the necessary classroom sizes into it, even with derogations.

I trust this answers one of the main queries raised in our last meeting and look forward to reviewing the other sites later in the week.

Regards

Gareth

Gareth Whitmarsh

Acquisitions Director

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Jessica.Hartley@LocatED.co.uk

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LocatED.co.uk

<image002.png>

Britain's biggest property start-up is open for business

<image004.png> <image006.png>

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ITEM 6: Email to Andrew Burns 21 May 2018

From: Andrew Neale andrewdneale@gmail.com
Subject: Abacus
Date: 21 May 2018 at 08:40:02
To: Andrew BURNS Andrew.BURNS@education.gov.uk
Cc: Gareth Thomason gareth.thomason@education.gov.uk, Gareth
WHITMARSH Gareth.WHITMARSH@Located.co.uk, [REDACTED]
[REDACTED]@btinternet.com, Todd Berman
[REDACTED]@btinternet.com, Nigel
[REDACTED]@btinternet.com

Dear Andrew

Thank you for Thursday's meeting and the schedule summarising the review of various properties.

As discussed we will communicate with the development team for the Morrison's site as well as the planners as necessary. This site is in very close proximity to the catchment area without the policy constraints of the Hampstead site. A planning gain scheme could well be in the best interests of the developers as well as Abacus.

The potential of 36 Lancaster Grove has not been fully explored on the evidence presented. We look forward to further information on this. Given the ideal location and scale of the scheme we would hope to see a determined effort to address its notional constraints. The ambition of 2.7m headroom should be looked at in the context of primary school children and architectural measures to overcome restrictions.

The planning consent allows for approximately 200 sm in excess of the brief requirement giving flexibility regarding the above.

As mentioned the Hampstead Police Station site fails on numerous criteria and the listing, at 13 pages compared to the 7 pages on 36 Lancaster Grove, puts this matter in proportion.

Regarding the Haverstock Hill BP/Premier Inn site, we think it is worth our while making a direct approach to Lady Harmsworth, the ultimate owner.

In respect to the LocatED search listing a more specific geographical area could be defined. Prospective sights within Hampstead will fail the location test as at the Police Station site, and will be subject to the same policy restriction.

I look forward to your further advice. We will keep our eyes open for further opportunities in the meantime.

Regards

Andrew Neale

ITEM 7: Email to Andrew Burns 6 June 2018

From: **Andrew Neale** andrewdneale@gmail.com
 Subject: **36 Lancaster Grove. Abacus**
 Date: **6 Jun 2018 at 15:35:54**
 To: **Andrew BURNS** Andrew.BURNS@education.gov.uk
 Cc: **Gareth Thomason** gareth.thomason@education.gov.uk, **Gareth WHITMARSH** Gareth.WHITMARSH@Located.co.uk, [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 Bcc: [REDACTED]

Dear Andrew

We will be grateful for a meeting early next week to review our investigations on the above which fully support its suitability for the Abacus School for 210 pupils.

I would propose that we also invite the planning and the listed buildings building consultants associated with the project, with whom we have consulted. They have successfully negotiated a fully residential scheme which is far more invasive and less suitable than the school proposal.

The bullet points of the appraisal are as follows:

Planning:

Community use was supported/promoted by the planners.

Location of site is in the heart of the catchment area.

No significant additional traffic impact as walking to school in this location is a realistic prospect. (cf Hampstead where policy against further schools arose because of this issue).

No local pollution issues.

No acute amenity issues.

Full wheelchair access.

Listed Building:

Grade 11* listing not an obstacle to an appropriate scheme. There are 7 pages of listing compared to 13 for Hampstead Police Station.

Detailed approvals already obtained for substantial alterations.

Brief Requirements:

Area requirement of 1211sm achievable within the combined approved total area of 1476 sm.

Headroom requirements satisfied:

3 first floor classrooms have 2.6m ceiling height which can be enhanced with raised ceiling areas (although existing height probably acceptable for primary school pupils).

Class room sizes correspond to brief requirements(3x50sm, 3x55sm, 3x60+sm)

Appropriately proportioned multi purpose hall provision.

External play space.

Full disabled access with lift provision.

Building in good condition.

Construction costs per sf are anticipated to be lower than for Hampstead Police Station.

Programme:

Full planning could be obtained within say 12 months and a build programme of circa 18 months could bring this site forward in advance of the 2022 target.

I am sure this building will prove ideal for Abacus as a local facility in accordance with their objectives. Bringing them into the picture soon is recommended. The building has an appropriate scale and character for a primary school in a delightful location with none of the fundamental planning reasons against compared to the Hampstead Police Station site.

This opportunity should not be passed up and urgent action is now required.

We are ready to appoint specialist school architects to further validate these findings as necessary.

I trust you can energise your team on this and give it the immediate attention it deserves. The owner will need an early offer.

I will be grateful if you will let us know a suitable meeting time to progress this early in the week of 11th June.

Regards

Andrew Neale

On behalf of HCRD

ITEM 8: Email to Gareth Thomason 8 June 2018

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **36 Lancaster Grove. Abacus**
Date: **8 Jun 2018 at 17:11:10**
To: **Gareth Thomason** gareth.thomason@education.gov.uk
Cc: **Andrew BURNS** Andrew.BURNS@education.gov.uk, **Gareth WHITMARSH** Gareth.WHITMARSH@Located.co.uk, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Gareth

From my conversation with Andrew this morning I understand instructions are awaited from yourself.

I have now prepared outline sketch plans which demonstrate how readily this building accommodates the 210 pupil school brief.

In all respects it seems the ideal opportunity for resolving the long term home for Abacus in the heart of their catchment area.

No other site will come close to this opportunity based on our knowledge of the area.

Can I assume there would be no impediment to selling the Hampstead Police Station site to fund an appropriate site? This would be a logical conclusion to draw given our joint attempt to locate a suitable alternative site.

I look forward to your early advice and trust we can meet early next week.

Regards

Andrew Neale

On behalf of HCRD.

[REDACTED]

From: THOMASON, Gareth Gareth.THOMASON@education.gov.uk
Subject: RE: 36 Lancaster Grove. Abacus
Date: 11 Jun 2018 at 17:54:47

To: Andrew Neale andrewdneale@gmail.com
Cc: BURNS, Andrew Andrew.BURNS@education.gov.uk,
WHITMARSH, Gareth Gareth.WHITMARSH@Located.co.uk,

[REDACTED]
[REDACTED]
[REDACTED]

Dear Andrew,

Thank you for your email. As you will know from previous conversations, the old Fire Station site on Lancaster Grove was not new to the ESFA. It had been looked at, and discounted, before in our site search for a permanent home for Abacus Belsize Primary. Nevertheless, in the spirit of co-operation for our collaborative site search, we agreed to look at it again.

Our LocatED technical and planning team has spent a considerable time re-reviewing the suitability of the site for a single form entry school. The site is compromised in a number of ways that make it an untenable choice for Abacus Belsize Primary when considered against the Police Station including:

1. Listed Building status at Grade II* is more onerous, both internally and externally, compared to the ordinary Grade II status of the Police Station
2. Existing room sizes, compounded by low ceiling heights, especially in the basement, first and second floors make parts of the property unusable.
3. The single means of fire escape makes the building unsafe to use as a school.
4. Works to make the boundary treatment suitable for safeguarding would likely harm the setting of the building.
5. Classrooms would suffer from poor daylight levels and inadequate ventilation without significant, visible plant and interventions
6. The significant intervention into the listed fabric and features that would be required to overcome the points above would prove unacceptable from a heritage standpoint.
7. Outdoor play areas are admittedly as constrained in overall area as the Police Station but are fragmented around the building and therefore less usable by the school.

Following LocatED's re-appraisal of the site, I have escalated the proposal

within the ESFA and asked whether we should continue to pursue the option for using the Lancaster Grove Fire Station as an alternative site to the Hampstead Police Station. Overall, it is considered that the standard of accommodation that would be available to the school is inferior to that already achievable at the Police Station. Furthermore, the technical risk of obtaining planning permission is high for what is sure to be an expensive development option. For all these reasons it is impossible to justify this site as a good value solution for the taxpayer and consequently we will no longer be considering this site as an alternative to the Police Station.

I appreciate that this will be disappointing for you but the Department's extensive technical and professional advisors do not believe the Fire Station can be made to work. If, however, either you or LocatED uncover any suitable, alternative sites within the catchment area I assure you they will be considered and investigated.

We would be pleased to meet with you again when new, suitable sites have been identified.

Regards,

Gareth

Gareth Thomason ARB RIBA
Project Director, NWLSC Region, Free Schools Capital
Education and Skills Funding Agency

Department for Education | Sixth Floor | Sanctuary Buildings | 20 Great Smith Street |
London | SW1P 3BT | gareth.thomason@education.gov.uk
Web: www.gov.uk/esfa

ITEM 9: Email to Gareth Thomason 12 June 2018

From: Andrew Neale andrewdneale@gmail.com
 Subject: 36 Lancaster Grove. Abacus
 Date: 12 Jun 2018 at 00:14:05
 To: THOMASON, Gareth Gareth.THOMASON@education.gov.uk
 Cc: BURNS, Andrew Andrew.BURNS@education.gov.uk,
 WHITMARSH, Gareth Gareth.WHITMARSH@Located.co.uk,
 [REDACTED]
 [REDACTED]
 [REDACTED]
 Bcc: [REDACTED]

Dear Gareth

Thank you for responding.

Irrespective of the historic and current investigations by you professional team I am afraid that non of the technical arguments presented are actually valid (see below).

We have pressed ,on several occasions ,for any plans prepared by way of a feasibility study and in the absence of these we have now prepared our own. I understand from the professionals who have spent 2 years negotiating the current approvals that no approach or enquiry has been made to them. This would be a first step in assessing the scope of potential intervention within the building, in a serious attempt at an appraisal.

It would appear that there has really been no intention to pursue anything other than the Police Station site and the technical objections to the Fire Station site are merely a smoke screen. We now have to consider taking this matter to the highest levels of ESFA and elsewhere as the current stance is just not credible. You are presented with a site that genuinely and demonstrably ticks the boxes and is an ideal opportunity. On the other hand you have a site that does not tick the boxes and furthermore is hugely contentious and requires riding roughshod over planning policy to proceed.

The public purse argument, likewise, carries no weight given a disposal of the current site to the open market would fund the more appropriate aquisition. An analysis of the cost of keeping this building vacant ever since its closure years ago, while completely unacceptable proposals were bought forward, must also be a financial as well as a professional embarrassment.

We also regard the suggestion that we commit further resources to finding other sites completely disingenuous given the implicit intention to reject these whatever the merits.

In response to your items I summarise as follows:

1. Listed Building 2* status. As pointed out at a recent meeting this is a generic

point and in practice the desired outcome can be achieved. By way of demonstrable evidence you need to view the permitted scheme. As LocatED have spent a 'considerable' time investigating this site they should have reported in the light of that permission that the listing constraints are all surmountable.

2 'Existing room heights and ceiling heights make parts of the building unusable'. Again as pointed out at the recent meeting any self respecting architect can demonstrate that your brief can be satisfied within this building. We will back up our scheme proposals with validation from external specialists to demonstrate this. If your team will show us their attempts at this exercise we can give them appropriate advice.

3. 'The single means of escape makes the building unsafe for use as a school'. The building will readily accommodate additional fire exit routes such that there are alternative escape routes for all classrooms and ancillary accommodation. This point was also made at the meeting. I am afraid this raises serious questions about the competence or intent of the team who have spent 'considerable' time on this project. They have had a further opportunity since the meeting to review and correct this risible argument.

4. Boundary treatment. It is quite apparent that there is a secure entrance and enclosure to the north side of the site for incoming pupils and for play areas. Additional external area to the south can be suitably addressed in a well developed proposal.

5. Classrooms would suffer from poor daylight levels and inadequate ventilation without significant visible plant and interventions. With one exception all the classrooms will be dual aspect with daylight from both sides and benefitting from natural cross ventilation in an area with relatively good air quality. This contrasts with Hampstead Police Station where the essential retention of the corridor system precludes such a ready ventilation solution. Furthermore the historic proposals were heavily dependent on artificial ventilation to overcome issues associated with the high levels of air pollution on

Rosslyn Hill. You should also be reminded that in your previous proposal for Hampstead Police Station that you had a classroom without external windows with reliance solely on a rooflight.

6. Unacceptable from a heritage viewpoint. This is readily refutable by virtue of the school scheme being less invasive and more consistent with the character of the existing

building. In the hands of competent professionals the outcome should not be in question.

7. Outdoor play areas. In practice the external play space can be managed more than adequately and provides a pleasant diversity of spaces.

In short none of the reasons for rejecting this site have validity and any comparative study of the proposals for each site would demonstrate that the accommodation achievable at 36 Lancaster Grove will be far superior for a primary school of 210 pupils than that at the Police Station site.

Would those to whom you have 'escalated' the proposal have arrived at the same conclusion had they been presented with the real situation both in respect of the true qualitative aspects of the alternatives and the relative planning difficulties of the two sites? Is it the same technical team making the recommendations that made the judgement call in proceeding with the 420 pupil scheme for Hampstead Police Station?

It is very disconcerting, and it is disrespectful, to present such contrived and misleading arguments in justification of what appears to be a pre-determined outcome.

Representatives of HCRD will meet as a matter of urgency to review this impasse and will advise further.

Regards

Andrew Neale

ITEM 10: Email to Andrew Burns 29 June 2018

From: Andrew Neale andrewdneale@gmail.com
Subject: Abacus Belsize. 36 Lancaster Grove
Date: 29 Jun 2018 at 15:16:25
To: Andrew BURNS Andrew.BURNS@education.gov.uk
Cc: Gareth Thomason gareth.thomason@education.gov.uk, Gareth
WHITMARSH Gareth.WHITMARSH@Located.co.uk, [REDACTED]
[REDACTED]@btinternet.com, Todd Berman
[REDACTED]@btinternet.com, Nigel
[REDACTED]@btinternet.com, [REDACTED]

Dear Andrew

I have not had any responses to recent communications. We have no indication of when we might receive LocatEd's feasibility study on the above.

As a result we are having to pay directly for daylight assessments based on our feasibility scheme. We note that ESFA apply only 1 out of their 3 daylight criteria when dealing with refurbishment projects namely , minimum daylight uniformity of 0.3. It would be useful to know what design measures if any were explored to achieve this in respect to LocatED's study.

We also await financial advice which can demonstrate that any other properties resulting from a search can realistically pass your criteria. In this respect you are currently promoting the use of a very high value site with substantial conversion costs and only partial utilization. I look forward to receiving the cost per pupil space criteria being applied, against which the assessment of other sites can be carried out.

Regards

Andrew Neale

On behalf of HCRD

[REDACTED]

ITEM 11: Email to Gareth Thomason 3 July 2018

From: Andrew Neale andrewdneale@gmail.com
Subject: 36 Lancaster Grove. Abacus Belsize.
Date: 3 Jul 2018 at 17:03:47
To: Gareth Thomason gareth.thomason@education.gov.uk
Cc: Andrew BURNS Andrew.BURNS@education.gov.uk, [REDACTED]
WHITMARSH Gareth.WHITMARSH@Located.co.uk, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Gareth

I look forward to your response to my previous emails.

I can confirm that we have reasonably satisfied ourselves regarding achieving the necessary daylight distribution levels within each proposed classroom and will proceed to full modeling. Furthermore, higher daylight levels should be achievable in the lower ground classrooms, in comparison with St Luke's Primary at Kiddepore Avenue NW3. This school was endorsed and funded by yourselves around 2010.

I understand from recent feedback that Abacus are very enthusiastic about the Lancaster Grove site.

The only outstanding issue, therefore, appears to be the cost base you are ready to apply to this scheme. The scheme is on a less valuable site, will have less construction cost and will utilize efficiently the entirety of the building.

I therefore will be grateful to receive your awaited advice.

Regards

Andrew Neale

On behalf of HCRD

[REDACTED]

ITEM 12: Email to Andrew Neale 11 July 2018

From: THOMASON, Gareth Gareth.THOMASON@education.gov.uk
Subject: Abacus Belsize Park
Date: 11 Jul 2018 at 13:25:25
To: Andrew Neale [REDACTED]

Dear Andrew,

Thank you for your recent emails. With regard to the ongoing site search for Abacus Belsize Park and specifically the consideration of 36 Lancaster Grove. As explained in my email dated 11 June, we will no longer be considering this site as an alternative to the Police Station.

With regard to your other main questions.

- i) *'We have no indication of when we might receive LocatED's feasibility study.'* - You should have been now been notified when the Technical Report for the 36 Lancaster Grove will be issued.
- ii) *'I understand from recent feedback that Abacus are very enthusiastic about the Lancaster Grove site.'* - I have spoken with Andrew Burns who has attended all of the community meetings and he explained that the governor representative in attendance at the last meeting confirmed that the school did not believe Lancaster Grove was a suitable site.
- iii) *'It would be useful to know what design measures if any were explored with regard to daylight criteria.'* - The Technical Appraisal will explain what was considered when carrying out the study.
- iv) *'With respect to financial advice which can demonstrate that any other properties resulting from a search can realistically pass your criteria.'* - Any site brought forward would be assessed by LocatED, if they indicate a positive recommendation then I would escalate the proposal for consideration.
- v) *'Under what remit and budget does provision of the community space fair.'* - It is anticipated that any community space within the building will be managed by the school.
- vi) *'Please advise whether, in the event of disposal of the Hampstead Police Station site, the full value will be accrued to the ESFA and can be utilized for acquisition and construction elsewhere.'* - Any site purchased by the government that was surplus to requirement would be considered for alternative uses before being sold. The government will receive any of the funds owed it from the sale.

I would like to thank you and other residents for taking the time to be involved in the collaborative site search. I will be on leave for the next couple of weeks, so if you do have any further questions I will look to deal with them on my return.

Regards,

Gareth Thomason

ITEM 13: Email to Gareth Thomason 13 July 2018

From: **Andrew Neale** andrewdneale@gmail.com
 Subject: **Abacus Belsize Park**
 Date: **13 Jul 2018 at 09:27:59**
 To: **THOMASON, Gareth** Gareth.THOMASON@education.gov.uk
 Cc: **Andrew BURNS** Andrew.BURNS@education.gov.uk, **Gareth WHITMARSH** Gareth.WHITMARSH@Located.co.uk, **Stephen [REDACTED]**, **Todd [REDACTED]**, **[REDACTED]**, **[REDACTED]**, **[REDACTED]**

Dear Gareth –

Thank you for your response. I note you are are 'no longer' considering 36 Lancaster Grove.

I am now in receipt of the desk top study. If your decision making was based on this then you have relied upon a flawed analysis.

Whilst it is claimed a 'considerable time' was spent in regards to this I note only a desk top study was undertaken and the author did not trouble to inspect the site.

We will respond in detail to that report. In the meantime I comment as follows on your items:

1: Now received.

2: This was not as reported by several attendees. If the governor's do not believe this is a suitable site was this based on the 'findings' of the desktop study?

3: Noted that no daylight study undertaken.

4: The question asked remains unanswered.

5: Therefore the community space is school space. This manifestly does not answer the legitimate concerns fully expressed to you at our various meetings.

6: This does not answer the important question as to the consequences for the ESFAs budget of a disposal, and the availability of funds for aquisition of an appropriate site.

I trust you have an enjoyable holiday but will be grateful if you will advise , before you depart, who will deal with these matters in your absence.

Regards

Andrew Neale

On behalf of HCRD.

ITEM 14: Email to Gareth Whitmarsh 17 July 2018

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **36 Lancaster Grove. Review of DTA**
Date: **17 Jul 2018 at 16:59:03**
To: **Gareth WHITMARSH** Gareth.WHITMARSH@Located.co.uk
Cc: **Gareth Thomason** gareth.thomason@education.gov.uk, **Andrew BURNS** Andrew.BURNS@education.gov.uk, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Gareth

In the absence of Gareth Thomason on leave I send directly our review of your organisation's desktop technical assessment obtained by FOI request. As there was no site visit, consultation with the local authority or informed professionals, or a full study carried out, we recommend that a full feasibility is carried out by independent specialist architects, so this prime opportunity is given the attention it deserves. It is noted that our original advice in connection with this site at our meeting has not been addressed in the report. We believe all of the reasons presented for not progressing this site have not been properly assessed. We look forward to your response in this regard and would be prepared to meet with your professional team to further review this site. We note that the majority of the reasons for rejection would apply directly to the Hampstead Police Station site. We look forward to advice on the cost per pupil criteria allocated for the Abacus School proposals, so we can reasonably review whether to persist in any review of other potential sites, in addition to fully evaluating the above site.

Regards

Andrew Neale

On behalf of HCRD

ITEM 15: Review of LocatED's Desktop Technical Appraisal by HCRD July 2018

36 LANCASTER GROVE. BELSIZE FIRE STATION.

Site for Abacus Belsize Primary School.

Review of LocatED's Desktop Technical Appraisal by HCRD

July 2018

The following factors are noted in assessing LocatED's appraisal:

No site visit.

No consideration given to planning permission for residential scheme.

No consultations with architects planners or listed building consultants for the above scheme.

No consultations with the planners or listed buildings authorities.

No design exercises undertaken to resolve any issues.

Underlying assumption that the existing building is immutable despite evidence to the contrary.

Absolute cost observations without reference to HPS cost base.

Rudimentary diagrammatic site appraisal drawings devoid of design exploration.

The following comments relate to the individual items of the appraisal:

1. Summary

Listed Building Status

-In practice not more onerous than HPS. See planning approval.

-Room Sizes. Suitable classroom sizes feasible within principal structure.

Constraints at basement level already overcome.

-Cost comparison with HPS very favourable.

Suitable room heights achievable. eg basement floor level has already been lowered

Outdoor Play Area.

-Play area entirely viable and better than many equivalent primary schools.

Site Area 80% under BB103.

-Presumable means 80% of BB103 target.

Site area in practice is entirely suitable and comparable to other London sites.

Sports Area.

-Suitable and potential of shared facilities with school opposite.

Accessible Outdoor Play Area for reception.

-Entirely achievable. Not investigated.

Corridor Width.

-Entirely satisfactory circulation achievable. Exceptions to recommended width acceptable within generality of scheme benefits.

Just One Means of Escape(!)

-The building is entirely capable of modification to include dual means of escape.

Not investigated.

Some Areas Only Access from 1st Floor roof(!)

-Entirely achievable with corridor access. Cf approved residential scheme.

Not investigated.

Poor Daylight Levels

-ESFA standard for existing buildings achievable and building compares favourably with recent local scheme.

Not investigated.

AQMA and Noise Issues

-This site has far better levels than HPS and ideal of cross ventilation possible.

Pitched Roof to 2nd Floor

-Entirely suitable accommodation capable with well planned accommodation.

Highways and Access Issues

-These issues are not remotely challenging in comparison with HPS.

GIFA 1211 not achievable.

-Entirely achievable. See planning permission.

Not appropriately investigated.

Cost to Run and Maintain

-No allowance made in budget for this level of costs.

Costs will be substantially more favourable than HPS.

Does a different budget apply?

Converting a Grade11* Building and Maintenance Costs.

-No meaningful additional constraints or cost implications compared to HPS at Grade11

Established Protest Group.

-There is no established protest group for resisting a school development. HPS as a site for a school is resisted by all the local organisations from Hampstead Forum to Heath and Hampstead Society based on important considerations and planning policies.

Site has Consent for Luxury Flats.

-The value of the site notwithstanding the consent is less than the more prestigious HPS. A disposal of the latter would release funds for an entirely more suitable scheme within its catchment area.

Difficult to Justify as good value.

-The site is more readily justifiable than HPS.

If the economics of this site do not work then they do not work for HPS.

2.Site Constraints

Area reported as deficient by 181SM. Planning consent has approval for an area of 1476SM, 265SM above 1211SM requirement, allowing flexibility in building optimisation in regards to headroom.

Site Area Deficiency

Play area space can be appropriately handled in the setting.

-No attempts at design solution. Totally achievable in planning terms.

3. Building Constraints and Surrounding Environment

Site Description

Reference is made to high value residential values.

-It should be noted that it is no higher than values that would be generated at HPS.

Shape of the plot, a high risk to the useable space!

-Constraints can be readily addressed in a design process.

Substantive amendments to support education uses unlikely

-Manifestly incorrect. Much more invasive residential scheme approved.

Material alteration to its internal plan unlikely to be granted listed building consent.

-Completely false assumption. See approved scheme.

Public transport

PTAL 3. Not all modes possible.

-not an issue as site is in the heart of the catchment area and Abacus insistence on a walk to school policy is achievable here, unlike at HPS which is remote from the catchment area.

No scope for drop off

-not explored, and more scope than existing configuration at HPS.

Teacher and visitor parking

-should not be encouraged and site is equally constrained at HPS.

Highways and Transport Impact Assessment would be highly contested at planning

-walk to school viable on this site unlike at HPS allowing credible HTIA. No credible HTIA possible at HPS given school location against policy on transport grounds.

Equality of Access

Potentially harmful alterations.

-see extent of intervention in approved scheme. Entirely accessible scheme feasible.

Flood Risk

Little or no scope for sustainable drainage solutions

-solutions as viable on this site as any equivalent suitable site available in this area of London.

Asbestos

Likely present.

-This issue has been reported on by consultants. There is a minor amount of asbestos as you would expect in any older building, and this is addressed in the usual manner, and does not impede the site potential.

Noise

Enhanced fenestration and cost likely.

-This is a relatively quiet site and any enhancement costs have to be seen within an overall budget. Costs will compare extremely favourably to HPS where there are significant noise and issues.

5.Safeguarding etc

Material impact on the external visual condition (!)

-Entirely appropriate solutions available.

6.Level of Refurbishment

There is no scope to extend

-manifestly false. See planning approval.

7.Proposed Site Capital Budget

-Meaningful information redacted.

-Site costs will compare very favourably to HPS.

8.External Play Areas

Entirely appropriate provision in the context of a London school is achievable.

Shared facilities can be explored with Old Sarum School in addition.

NOX and particulates approximately half that of HPS location.

9.Equalities Act

Compromised Circulation

-entirely viable scheme possible with lift and level access. Compares favourably to HPS.

Some semi open corridors 1.2m wide are nevertheless adequate in the context of an entire scheme. Nb. Corridor pinch point in HPS original planning scheme 1.2m by comparison.

10. Outline Risk Register.

Following items listed as high risk but based on inadequate or flawed analysis:

1.No scope for material alteration of listed building.

- Manifestly false. See planning permission.

2.No scope for external space.

-No study undertaken to show best outcome in context of a London school or investigation of potential shared facilities.

3.No scope for material alteration of listed building/unacceptable level.

-Entirely viable and not explored.

4.Highways & Transport

5.SoA Variation. No scope for material alteration of listed building

-Manifestly false. See planning permission.

6.AQMA and Noise. Adequate ventilation difficulty.

-Ideal cross ventilation to all classrooms possible. Compares extremely favourably to HPS where full A/C required.

ITEM 16: Email to Andrew Neale 10 August 2018

From: **THOMASON, Gareth** Gareth.THOMASON@education.gov.uk
Subject: **Abacus Belsize primary school site search**
Date: **10 Aug 2018 at 16:28:17**
To: **Andrew Neale** andrewdneale@gmail.com

Dear Andrew,

Thank you for your time and effort in looking for an alternative site for the Abacus Belsize primary school. Since our last meeting in May, I have not been made aware of any potential new sites and as I now need to focus primarily on Hampstead police station, I have taken the decision to end the site search. We will be carrying out further consultation on the police station and I hope you will be able to see that we are developing a sympathetic design for the building.

Regards,

Gareth Thomason

Gareth Thomason ARB RIBA
Project Director, NWLSC Region, Free Schools Capital
Education and Skills Funding Agency

Department for Education | Sixth Floor | Sanctuary Buildings | 20 Great Smith Street |
London | SW1P 3BT | gareth.thomason@education.gov.uk

Web: www.gov.uk/esfa

Twitter: [@educationgovuk](https://twitter.com/educationgovuk)

Facebook: www.facebook.com/educationgovuk

ITEM 17: Email to Gareth Thomason 15 August 2018

From: Andrew Neale andrewdneale@gmail.com
Subject: Hampstead Police Station- Abacus Belsize.
Date: 15 Aug 2018 at 13:52:49
To: Gareth Thomason gareth.thomason@education.gov.uk, Andrew BURNS Andrew.BURNS@education.gov.uk, Gareth WHITMARSH Gareth.WHITMARSH@Located.co.uk, [REDACTED]
[REDACTED] Todd Barman
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
Bcc: [REDACTED] [REDACTED]

Dear Gareth

I have now received feedback in response to your email announcing the abandonment of the alternative site search.

Both the decision and manner of the announcement is unfortunate and reinforce the impression that the whole exercise had been merely an attempt at public relations.

We have received no response to the false analysis in respect to the viable alternative site at 36 Lancaster Grove -numerous emails having been sent without reply.

We note your intention to proceed with the Hampstead Police Station site notwithstanding the fundamental policy reasons against and the opposition of key local bodies. Likewise we note that you have rejected 36 Lancaster Grove site on criteria that should lead you to reject the Hampstead Police Station Site. Our concerns regarding your intentions have not been allayed as a result of our meetings and this process. We have noted you are not intending to dispose of all site areas surplus to the brief for a 210 pupil provision , retaining the excess under the control of the school. This matter was a key concern of representatives at the meetings.

We do not regard the site search processes as meaningful consultation in respect to your actual proposals at the Hampstead Police Station site. We await a full and timely consultation process based on actual scheme designs, so we can address any proposals in detail.

We will continue to monitor developments, and opportunities for more appropriate resolution of Abacus Belsize requirements, appropriate to their location.

Regards

ITEM 18: Email to Gareth Thomason 19 November 2018

From: Andrew Neale andrewneale@gmail.com
Subject: Property for sale in The Hoo, 17 Lyndhurst Garden, Hampstead, London, NW3
Date: 19 Nov 2018 at 16:01:17
To: Gareth Thomason gareth.thomason@education.gov.uk
Cc: Gareth WHITMARSH Gareth.WHITMARSH@Located.co.uk, Andrew BURNS Andrew.BURNS@education.gov.uk, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Gareth

I bring to your attention a suitable property for Abacus Belsize within the catchment area.
The extent of the building with reasonable planning changes, and its location, are ideal for Abacus Belsize.
I will be grateful for your early advice whether you intend to rapidly investigate this opportunity. At around half the cost of Hampstead Police Station we would expect you to seize this opportunity.

Regards

Andrew Neale

On behalf of HCRD

<https://www.rightmove.co.uk/property-for-sale/property-77006942.html>

Andrew Neale

Ne/AR Architects

[REDACTED]

ITEM 19: Email to Andrew Burns 6 February 2019

From: **Andrew Neale** andrewdneale@gmail.com
 Subject: **HPS/Abacus Belsize. DMF. The Hoo.**
 Date: **6 Feb 2019 at 15:45:00**
 To: **Andrew BURNS** Andrew.BURNS@education.gov.uk
 Cc: **Alex.Bushell@camden.gov.uk**, **David Fowler**
 david.fowler@camden.gov.uk, **Gareth Thomason**
 gareth.thomason@education.gov.uk, **Gareth WHITMARSH**
 Gareth.WHITMARSH@Located.co.uk, [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 Bcc: [REDACTED]
 [REDACTED]
 [REDACTED]

Andrew

I have now received full reports back regarding the DMF from our planning consultants and from residents who attended. I was abroad at the time and unable to attend.

Firstly, it is necessary to point out that residents were distressed to see the meeting treated as an Abacus rally. This is an abuse of the DMF process. The presence of bussed in parents and children for propaganda purposes is completely inappropriate and reminiscent of the same tactic used at the planning committee.

We expect a further consultation meeting for local residents solely, where full drawings and technical information is made available.

Secondly, it is necessary to stress that despite our numerous direct meetings, that none of our principal issues have been accommodated. This confirms our impression of that process as a mere PR exercise.

Thirdly, we are convinced that viable alternative sites have been available for Abacus and rejected because of your ownership of HPS, and your determination to use this site notwithstanding the policy issues.

We noted your detailed objections to Belsize Park Fire Station (in the very heart of the catchment area) and, as reported at the time, these were not upheld by our own feasibility study and analysis. Your objections would have ruled out HPS if the same criteria were applied.

EsFA summarily and unilaterally aborted the joint search at the time that The Hoo became available. The latter is within the catchment area and at least 500 yards nearer than HPS. The additional distance to HPS involves a further walk time of 6 minutes, significant in respect to a walk to school objective. More importantly it is in an area of less acute air quality issues and pupils do not

need to approach via the main road.

This property is now available at a guide price of £5.45m (less than 50% of the resale value of HPS). I understand you have rejected this site for a variety of reasons that do not stand scrutiny.

The internal area is within 12% of your brief requirement (cf HPS grossly over provided for a 210 pupil school) and with careful consideration the additional footprint can be incorporated. The poor quality 20th century western addition can readily be replaced by a new build element incorporating a purpose made hall and additional facilities all within listed building constraints. We are currently undertaking a feasibility study to demonstrate this.

We strongly recommend that you properly investigate this further opportunity, and abandon your current proposal at HPS given the level of well founded opposition, based on sound policy considerations.

Regards

Andrew Neale

On behalf of HCRD



PS I have not received responses to a number of communications with yourselves since mid summer. I trust you can oblige with a response to this communication without delay, to give meaning to the consultation process.

ITEM 20: Email to Andrew Burns 8 February 2019

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **Abacus. The Hoo. Lyndhurst Gdns.**
Date: **8 Feb 2019 at 15:58:18**
To: **Andrew BURNS** Andrew.BURNS@education.gov.uk
Cc: **Alex.Bushell@camden.gov.uk**, **David Fowler**
david.fowler@camden.gov.uk, **Gareth Thomason**
gareth.thomason@education.gov.uk, **Gareth WHITMARSH**
Gareth.WHITMARSH@Located.co.uk, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Bcc: [REDACTED], [REDACTED], [REDACTED]
[REDACTED]

Andrew

I was able to attend Savills' viewing of the above on Thursday and can confirm there are no headroom concerns regarding the original building. The 20C western extension can be replaced with an enlarged footprint and headrooms to suit.

The agents have stated a guide price of £5.45 for auction purposes and would consider offers in the region of £6.5m pre auction.

This is an ideal opportunity for you to supply an appropriately scaled building for Abacus within their catchment area and without the major policy concerns of HPS.

This provision would be in the region of half the cost of your current proposals and as such would represent value for money.

Regards

Andrew Neale

On behalf of HCRD
[REDACTED]

ITEM 21: Email to Andrew Burns 11 February 2019

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **Abacus. The Hoo. Lyndhurst Gdns.**
Date: **11 Feb 2019 at 08:41:03**
To: **BURNS, Andrew** Andrew.BURNS@education.gov.uk
Cc: **Alex.Bushell@camden.gov.uk, David Fowler**
david.fowler@camden.gov.uk, **THOMASON, Gareth**
Gareth.THOMASON@education.gov.uk, **WHITMARSH, Gareth**
Gareth.WHITMARSH@Located.co.uk [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Andrew

Thank you for this advice.

Given the short timespan to the auction immediate action is required. Can you advise if Lara Newman has been fully briefed on this opportunity either now or when you were first notified of its availability? I know from previous experience that she likes to act very quickly on appropriate opportunities.

Given this property is government owned and you have priority rights in respect to aquisition, and notwithstanding that interest was not originally expressed, if you immediately enter negotiations you should also be able to get the property withdrawn from the auction.

Regards

Andrew Neale

On behalf of HCRD

[REDACTED]
On 8 Feb 2019, at 16:13, BURNS, Andrew
<Andrew.BURNS@education.gov.uk> wrote:

Andrew,

Thanks for your email. Really useful additional information which I have passed on. We'll get back to you next week with a response regarding the Hoo site.

ITEM 22: Email to Andrew Burns 1 March 2019

From: **Andrew Neale** andrewdneale@gmail.com
 Subject: **HPS/ Abacus Belsize. Department for Education FOI: 2019-0006924 CRM:0125029 in relation to The Hoo.**
 Date: **1 Mar 2019 at 17:06:27**
 To: **Andrew BURNS** Andrew.BURNS@education.gov.uk
 Cc: **Gareth Thomason** gareth.thomason@education.gov.uk, **Gareth WHITMARSH** Gareth.WHITMARSH@Located.co.uk, **Alex.Bushell@camden.gov.uk**, **David Fowler** david.fowler@camden.gov.uk, [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 Bcc: [REDACTED]
 [REDACTED]

Andrew

I attach the results of the FOI request in relation to The Hoo. In summary this advises:

1. No written report undertaken.
2. The building requires remodelling.
3. EsFA already own HPS.

EsFA have claimed that no alternative suitable properties have been available, in order to justify the use of HPS, notwithstanding the contrary planning policy and financial considerations.

The cursory reply further demonstrates the absence of genuine intent to find more appropriate properties within the Abacus catchment area. The minimum demonstration of this intent would require a competent professional's report for each property assessed.

The need for remodelling, argued as a reason for objection, is frankly risible. Clearly it requires conversion as its previous use was not a school! This is the same situation as at HPS, which has not been rejected for this reason by EsFA. Considerable effort was expended by HCRD early in 2018 to source alternative sites, and these were also summarily dismissed.

No attempt to review the comparative costs of the HPS scheme, versus The Hoo, has been undertaken. Provision at The Hoo would be less than half the cost of provision at HPS, a saving significantly in excess of £10m.

There is no credible planning, educational or financial case for using HPS as a school, and the EsFA's own intransigence is not credible either.

Regards

Andrew Neale

On behalf of HCRD

07771550082

Begin forwarded message:

From: "ACCOUNT, Unmonitored"
<Unmonitored.ACCOUNT@education.gov.uk>
Date: 28 February 2019 at 11:19:32 GMT
To: Andrew Neale <andrewdneale@gmail.com>
Subject: Department for Education FOI: [2019-0006924](#) CRM:0125029

Dear Mr Neale

Thank you for your email of 14 February 2019 (reference number [2019-0006924](#)), relating to Abacus Belsize Primary School, in which you asked for;

The assessment undertaken in respect to The Hoo. It is our contention that this site is significantly better suited to a 210 pupil school for Abacus than HPS, and at a very significant saving to the public purse.

It is our view that this and other suitable sites have been available during the period you have pursued a school use at HPS.

You have continued to promote the HPS site notwithstanding existing planning policy against further schools in Hampstead and despite other well founded planning objections.

I have dealt with your request under the Freedom of Information Act 2000.

As set out in a recent response to a parliamentary question tabled by Tulip Siddiq MP the Hoo site was assessed and determined to be unsuitable for use by Abacus because the existing listed building on the site is not large enough to cater for a school of this size without a new build extension and considerable re-modelling. The department did not however produce a written assessment. As you know, the former Hampstead police station has sufficient space for the school and is already owned by the department.

If you have any queries about this letter, please contact me. Please remember to quote the reference number above in any future communications.

If you are unhappy with the way your request has been handled, you should make a complaint to the department by writing to me within two calendar months of the date of this letter. Your complaint will be considered by an independent review panel, who were not involved in the original consideration of your request.

If you are not content with the outcome of your complaint to the department, you may then contact the Information Commissioner's Office.

Yours sincerely,

Gareth Thomason
Project Director
Free Schools

Web: <https://www.education.gov.uk>

ITEM 23: Email to Gareth Thomason 22 November 2019

From: **Andrew Neale** andrewdneale@gmail.com
Subject: **HPS Abacus**
Date: **22 Nov 2019 at 14:51:05**
To: **Gareth Thomason** gareth.thomason@education.gov.uk
Cc: **Andrew BURNS** Andrew.BURNS@education.gov.uk, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Bcc: [REDACTED]

Dear Gareth

Following committee refusal we are ready, subject to your wishes, to re-engage in a cooperative site search, within the Abacus catchment area.

This is, of course, predicated on your acceptance both of the committee decision, and the united will of the Hampstead community and its organizations.

Clearly you will wish to await formal reasons for refusal before making any decisions, but we encourage you to withdraw HPS from your considerations.

Whilst your intentions are currently unknown, as you would expect, we are making preparations for a public appeal as necessary, at which we would be fully represented and, at which, we would seek additional reasons for refusal.

I look forward to your considered advice in due course, and trust our assistance can be accepted.

Regards

Andrew Neale

On behalf of HCRD

[REDACTED]

ITEM 24: Email to Andrew Neale 23 January 2020

From: **MCHALE, Sharon** Sharon.Mchale@education.gov.uk

Subject: **RE: HPS Abacus**

Date: **23 Jan 2020 at 11:37:50**

To: **Andrew Neale** andrewdneale@gmail.com

Cc: **WILLIS, Suzie** Suzie.WILLIS@education.gov.uk, [REDACTED]

[REDACTED], Alex Shindler, [REDACTED]

[REDACTED], Nigel Stewart, [REDACTED]

[REDACTED], **BURNS, Andrew**

Andrew.BURNS@education.gov.uk

Dear Mr Neale,

Thank you for your email about the permanent site for Abacus Belsize Primary School. We are considering our position re next steps following the decision of the planning committee.

In the interim, if you have suggestions of alternative sites that you have not notified us of before, then please forward details so that I can investigate if they are suitable.

Thank you

Sharon McHale

Project Director, NWSLC Team, Free Schools Capital

Department for Education – 5th floor Sanctuary Buildings, Great Smith Street,
London, SW1P 3BT

Tel: 02073408270 | Mobile: 07720716785 | Ext: 308270

Twitter: @educationgovuk



Department
for Education

From: Andrew Neale <andrewdneale@gmail.com>

Sent: 22 January 2020 14:32

To: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Cc: WILLIS, Suzie <Suzie.WILLIS@education.gov.uk> [REDACTED]

[REDACTED], Alex Shindler, [REDACTED]

[REDACTED], Nigel Stewart, [REDACTED]

Subject: HPS Abacus

ITEM 25: Email to Andrew Burns 20 March 2020

From: **Andrew Neale** andrewdneale@gmail.com
 Subject: **17 Lyndhurst Gardens - Feasibility Layout. Abacus Belsize.**
 Date: **20 Mar 2020 at 10:31:53**
 To: **Andrew BURNS** Andrew.BURNS@education.gov.uk
 Cc: **Sharon McHale** sharon.mchale@education.gov.uk, [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Dear Andrew

Please see attached Initial feasibility layout based on our previous investigations. We understand that the recent purchase was at circa £5.5m. A current pre app enquiry seeks advice on conversion to three flats. A developer would be interested in any offer showing a profit on the transaction. We look forward to discussing this with you.

Regards



SITE LOCATION IN CATCHMENT AREA



STREET VIEW

0 50m 100m
 0 50m 100m
 0 50m 100m



SITE AERIAL VIEW



NOTIONAL FEASIBILITY LAYOUT

Andrew Neale

On behalf of HCRD

[REDACTED]

ITEM 26: Email to Andrew Burns 23 April 2020

From: Andrew Neale andrewdneale@gmail.com
 Subject: Abacus. Alternative Sites
 Date: 23 Apr 2020 at 12:05:55
 To: Andrew BURNS Andrew.BURNS@education.gov.uk
 Cc: Sharon McHale sharon.mchale@education.gov.uk, [REDACTED]
 [REDACTED]
 [REDACTED]
 Bcc: [REDACTED]

Dear Andrew

Further to our virtual meeting of the 19th March to discuss 3 potential sites I have not received any notes from you.

I summarise briefly the sites and our understanding of DfE's position:

Gloucester House Akenside Rd/ Daleham Gardens

We believe this is an ideal site for a 210 primary in the catchment area, accessible via side roads, that could, with the right initiative, be bought forward in an acceptable timescale.

We understand that you regard the planning risks as too high, notwithstanding the existing building is not listed. We understand that DfE do not want to expend money on professional appraisal.

We feel this opportunity should not be overlooked and will carry out additional investigations etc.

The Hoo Lyndhurst Gardens

Our own appraisal demonstrates a suitable capacity for this site which sits within the catchment area, again accessible via side roads.

DfE have discouraged us from making contact with the current owners, but do not wish to pursue this site.

Carlton School

We have bought this forward in the context of Camden's reduction/rationalisation of the current primary school estate given the substantial decline in school place requirements.

Whilst the complexity of shared accommodation may be substantial, we had understood that you would follow up, and specifically in respect to Rhyl School in the event of its potential release.

I look forward to hearing of any follow up you have instigated regarding the above sites.

Regards

Andrew Neale

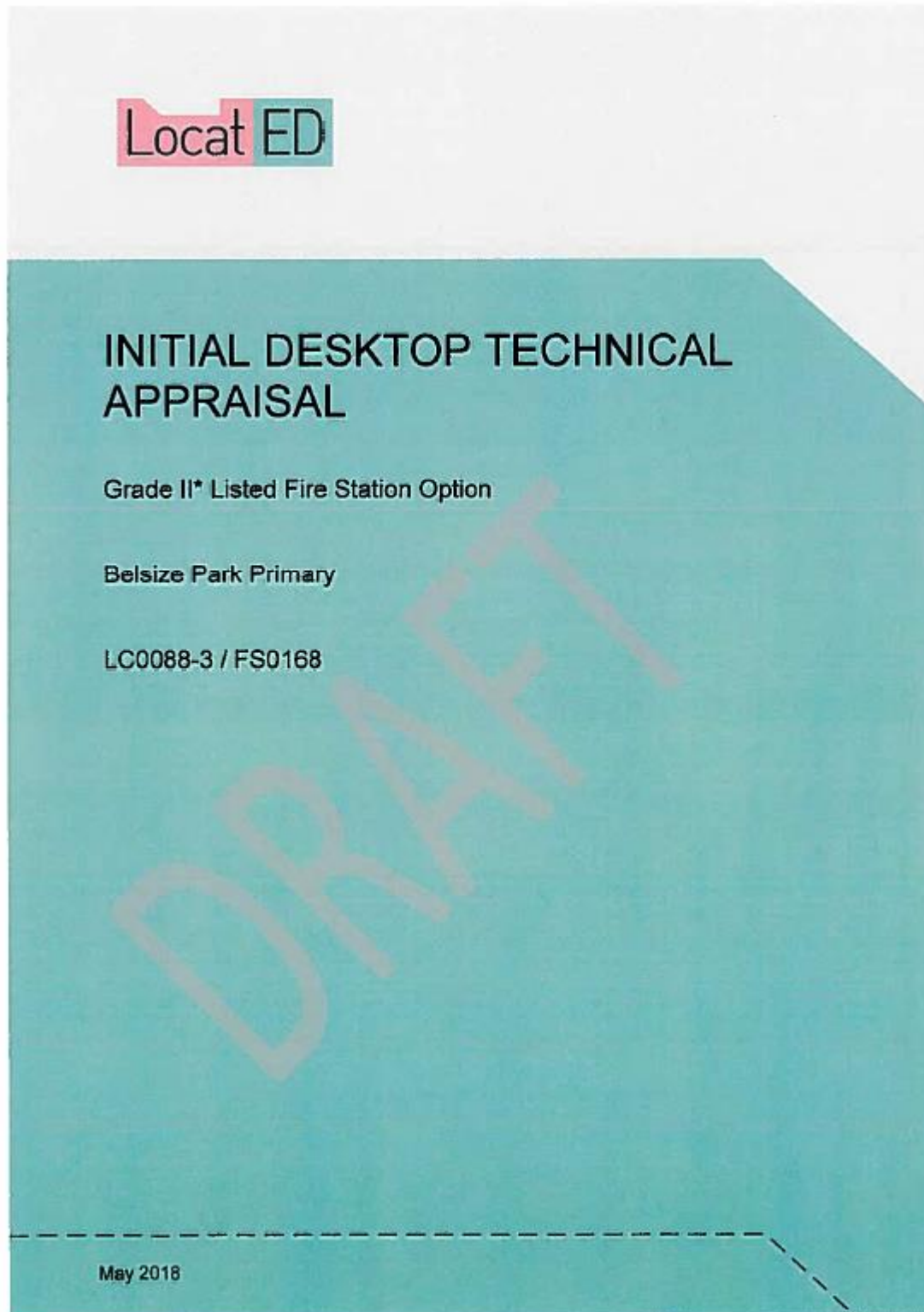
Appendix 2 – Plans etc.

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ITEM 1: 36 Lancaster Grove Fire Station Technical Appraisal May 2018

Fire Station Technical Appraisal: May 2018



TECHNICAL APPRAISAL

DOCUMENT CONTROL & CHECKLIST

Prepared By	[REDACTED]	10.5.18	Signed: [REDACTED]	
Authorised By	[REDACTED]	11/5/18	Signed: [REDACTED]	
Version History				
Date	Editor	Version	Status	Reason for change
11.5.18	[REDACTED]	V2		Minor amends ref [REDACTED]

FS Name and Type:		Solihole Park Mainstream Primary	
Located acquisition lead		Site Visit by	N/A site occupied – access not permitted or arranged due to existing occupation
Vendor's particulars:		Date of site visit	N/A
School Type: (e.g. primary / secondary / SEN) If SEN state type	Primary 1FE	Site Location:	Former Fire Station, 36 Lancaster Grove, London NW3 4PB
Proposed NOR at opening	NOR: Phase: Pupil Breakdown:	Proposed NOR at full capacity	NOR: 210 Phase: Pupil Breakdown:
Required GFA (include info regarding free flow external play if applicable)	1,211m ²	Available GFA:	1,030m ²
Proposed opening date in temporary:	N/A	Proposed opening date in permanent building:	
Fast Track:	Yes Site has been suggested as an alternative to the ESFA owned Police Station site Technical Appraisal to demonstrate viability of this site option		

1. Summary

This LocatED initial desktop appraisal is based only on existing drawings, desktop research and information provided.

The former fire station is off market. It is understood that a new owner of the site has started work on the conversion of the Grade II* fire station into a number of residential units. A consented and sensitive conversion that is best suited for the setting.

It is the opinion of the LocatED technical and planning team, that this Grade II* fire station does not present a viable long-term solution for the provision of a primary school without significant alteration/ harm to the building and its historical value along with untenable compromise on site area without the ability to create suitable external play and sports facilities.

The LocatED Constraints Study demonstrates that the viability of this site option is at risk with the following points in support of this conclusion.

- Listed Building Status Grade II* more onerous as against just Grade II for the Police Station
- Existing room sizes especially in basement would make it hard to use and yet one would still be paying premium price for the space. Compounded by low ceiling heights.
- Outdoor play area very compromised and substantially below BB103 guidance
- Site area approx. 80% under BB103 guidance
- External area does not support viable sports or informal play space
- Configuration would make it hard to arrange a dedicated directly accessible outdoor play area for the reception class
- Corridors very narrow at 1.2m and changes in level would make accessibility issues difficult and also just one means of escape
- Achieving the required schedule of accommodation for the school will be heavily compromised.
- Some rooms only have access from 1st floor roof area which would not be acceptable and putting in an access corridor would not sit well with the listed building status/ conservation lobby
- Poor daylight levels in classrooms anticipated.
- Given known AQMA and noise issues on this busy site getting adequate ventilation into classrooms for CO2 and temperature control likely to be quite challenging given probable restrictions on any alterations to façade
- Pitched roof would make 2nd floor areas quite hard to use functionally
- Highway and access issues very challenging especially with another school next door and impact at drop off/collection times
- GIFA required is 1211sqm with an efficient space arrangement. The appraised building offers just 1030sqm and an inefficient arrangement making the variance even more pronounced

- Cost to run and maintain such a building is likely to be very high although no allowance made for this in the school budget allocation
- Converting a Grade II* building and maintaining the building to the required schedule would be significant given constraints on both revenue and capital funding.
- It is understood that there is an established protest group in place on this site as well
- The site has consent for luxury flats and the development is already under way which would suggest a very high purchase price required to offset potential gain despite the fact we already own the Police Station site.
- It is difficult to justify this site option as a good value solution for the tax-payer.

Overall it is considered that the technical risk is **high** for this development option

2. Site Constraints

Show location and capacity of site.



According to the commission the site area is: 0.46 Acres (0.19 ha)

GIFA and Min total site area comparisons:

	BB103	Fire Station	Variance
GIFA	1,211 m ²	1,030 m ²	-181 m ²

Site Area	8,993 m ²	1,900 m ²	-7,093 m ²
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Note: It is accepted that many central London, city and town centre sites are smaller than the guidance set out in BB103, therefore, where appropriate in terms of setting and planning, a multi-use games area is often created using innovative design and construction.

Given the sensitive nature of this grade II* listed fire station, creating such outdoor play area is likely to be harmful to the setting and likely be challenged or rejected by the local planning officer.

Achieving outdoor learning and play space on this site is not practical considering the available external area.

3. Building constraints and surrounding environment

Site Description

The site is located in the London Borough of Camden, a corner plot with access onto Eton Avenue and Lancaster Grove. A highly sought after location with residential properties of significant market values.

The plot is triangular, offering some established planting and low level trees for screening and sympathetic to setting. There are a number of mature trees lining the footpath outside the site boundary.

The shape of the plot with retained buildings presents a high risk to the usable space on site for outdoor education.





The site is surrounded by residential properties of 2 to 3 storey in height of a variety of architectural design appropriate for the era. The site appears from external view and maps to be level across the site

The existing building on this site enjoys a Grade II* Listing, demonstrating exceptional heritage value. It is one of the most distinctive and original LCC Fire Stations built between 1896-1914 and of high architectural quality manifest in design, detail, materials and sensitivity to context. It is also recognised as one of the most intact examples making the substantive amendments to support education use unlikely.

Material alteration to its internal plan form and decorative features are unlikely to be granted listed building consent.

Please review the LocatED Constraints Study alongside this Technical Appraisal. The study demonstrates that the viability of this site option is high risk.

Historic Use of Site:

Built between 1896 and 1914 this LCC Fire Station is of high architectural quality. Currently undergoing conversion into luxury apartments.

Public Transport:

PTAL rating is 3 which according to the TfL website is good but not all modes of transport are readily available to encourage a sustainable transport policy

Highways / Access:

The site enjoys good vehicular access from Eton Avenue and Lancaster Grove. However, parking on street is limited and restricted so a robust travel plan will be required to encourage public transport use and walk to school policies.

There is no scope for a pick up and drop off zone on site, nor is there scope for teacher or visitor parking without loss of space for outdoor play. This is compounded by the proximity of Sarum Hall School opposite and the impact at drop off and collection time on what are already busy highway routes.

Given the site constraint and PTAL rating, it is essential to obtain a Transport & Highways Impact Assessment as this alone is likely to be highly contested at planning.

Equality of Access:

The site will need adapting to comply with the equalities act to ensure that there is level access for all to access and egress the site.

Significant and potentially harmful alterations to the external envelope and interior layout of the building is required to ensure access for all users is achieved to comply with the Equalities Act.

The cost of alterations will likely encourage a high cost.

The LPA is likely to object to the level of internal and structural alterations.

Emergency vehicle access:

Emergency vehicle access is good, largely due to the location of the existing building so close to the highway.

Public Rights Of Way (PROW):

There appears to be no PROW's across the site.

Flood Risk:

The UK Government flood risk website shows the site in Flood Zone 1. An area with a low probability of flooding

There is little or no scope to encourage a sustainable drainage solutions across the site without impact to the building and grounds surrounding the site

Asbestos:

Due to the age of the building, it is likely that asbestos containing materials are present. Asbestos presents a risk to this development option.

Radon:

The Public Health England UKRadon map shows the site is in a low risk area. The risk is considered less than 1%.

Contamination:

For the purpose of this appraisal, the risk of contamination presents a low risk to this development option

Utilities:

For the purpose of this appraisal, it is assumed that all utilities are located near to or on the boundary of the site with sufficient capacity. However, it would be prudent to make an application for connection in order to verify the closest points of connection to existing, the cost and timeline for providing sufficient for the new school.

There appears to be no encroachment under or over the site.

An additional allowance is included in the FAM for upgrades, substation and enclosure.

Mining:

For the purpose of this appraisal, the risk of mining presents a low risk to this development option

Unexploded Ordnance:

For the purpose of this appraisal, the risk of UXO presents a low risk to this development option

Noise:

Enhancement to fenestration is likely. However, due to the Listed Building status, it is unlikely this will be achieved without considerable expense.

Air Quality:

The site is within a Local Authority Air Quality Management Area. The site falls within an AQMA specifically noted and measured for high levels of NO2 and PM10. The proposed development will need to include air quality mitigation including enhanced fenestration and the HVAC system

Environmental (creatures/trees/plants):

There are mature trees located within site and along the footpath outside boundary.

Without a detailed inspection is not possible to confirm that there are no invasive plants present within the site boundary

The site is too small to have significant ecological value. However, an ecology survey, particularly concerning bats, is recommended to measure risk.

Archaeology & Heritage:

The very high historical value of the existing building presents a significant development risk as well as presenting inevitable program delays.

4. Site Ownership

For the purpose of this appraisal, it is assumed that good title can be shown and that the property is not subject to any unusual or onerous restrictions, encumbrances or outgoings

5. Safeguarding, Security and Separation requirements

Operational safeguarding, security and separation is a risk. A secure fence/ wall will be required to enable some play space and provide adequate security. This will have a further material impact on the external visual condition of the application.

6. Level of refurbishment / new build

Listed Buildings:

100%

There is no scope to extend.

7. Proposed site capital budget

Funding Summary

Project details

School name	Belsize Academy
Internal project code	FSD168
School type	Primary
Total pupil numbers	210
Permanent site - Funded gross floor area (m2)	1,211
Proposed procurement route	0

Permanent Site Costs

Construction amount including surveys	0
ICT passives	0
Furniture, fittings & equipment	0
ICT equipment/hardware	0
ICT cabling	0
Broadband	0
Technical fees (inc VAT)	0
Technical fees - surveys (inc VAT)	0
Legal fees - construction advice (inc VAT)	0
Perm Sub-Total	0

Temporary Site Costs

Temporary construction including surveys	0
Temporary site ICT passives	0
ICT Decant Cost	0
Temporary sites - Technical fees (inc VAT)	0
Temporary sites - Technical Fees Surveys (inc VAT)	0
Temporary sites - Legal Fees Construction Advice (inc VAT)	0
Cost of re-installment of temporary accommodation	0
Temp Sub-Total	0
Total	0

Assumptions

Start of Construction date	1-Jun-19
All in TPI index	319

FAM details

Model created date	10-May-18
Model revised date	10-May-18
Model version number	0.0

Notes: Baseline FAM plus £200K for utilities. Assumption that the Baseline FAM Listed Building rate will support the work to undertaking transforming a listed fire station into a primary education building. ICT figure is lump sum to be confirmed by EBFA ICT advisor

8. External play areas both formal and informal

The site does not offer a BB103 compliant site area sufficient to support external play and sports.

Inner London school sites are generally very small and rarely meet BB guidelines. The proposed site is further on the smaller size than recommended.

Given the proximity of busy roads and the AQMA status outdoor play could be a challenge in this location given concerns over NOX and particulate impact on children's health.

External play is heavily compromised and beyond acceptable standards where even a MUGA cannot be introduced resulting in a significant sports education compromise. This is likely to be unacceptable to the FST.

9. Equalities Act

A detailed review of the site and building is required to measure the level of compromise and non-compliance with the Equalities Act, particularly concerning level access throughout the building.

Our assessment of the proposed site has considered the implications of the Equalities Act and suitable provisions for disabled access regarding purchase. Compromised due to corridor widths, changing levels throughout building, stair widths and no lift all lead to significant changes to provide a building that can be accessed by all users. Any future design and/or construction will need to comply with current legislation and the Building Regulations.

These factors will also have a significant impact on the ability to demonstrate Fire Regulation compliance and safe means of escape given the increased intensification of use.

10. Outline Risk Register

ID	Risk Description	Level (RAG)	Mitigation Steps
1	Confined site with a valued original LCC Fire Station afforded Grade II* listing	High	No Scope for material alteration of listed building LocatED constraints study instructed demonstrating continued high-risk development option Recommend not progressing this site option
2	Site does not comply with BB103 site area guidance	High	No Scope for creating a viable outdoor learning and sports space with separate secure reception class area LocatED constraints study instructed demonstrating continued high-risk development option

			Recommend not progressing this site option
3	Equalities Act	High	No Scope for material alteration of listed building without remodelling to an unacceptable level LocatED constraints study instructed demonstrating continued high-risk development option Recommend not progressing this site option
4	Highways & Transport	High	Instruct a Highways & Transport Impact Assessment especially to investigate impact of adjacent school.
5	SoA variation to suit the confined site	High	No Scope for material alteration of listed building LocatED constraints study instructed demonstrating continued high-risk development option Recommend not progressing this site option
6	AQMA and Noise	High	Getting adequate ventilation into classrooms for CO2 and temperature control likely to be quite challenging given probable restrictions on any alterations to façade High Risk – recommend not progressing this site option
7	Utility capacity and location unknown	Medium	Instruct a utilities survey Abnormal cost allowance in FAM

ITEM 2: 3 Acres Feasibility Plan October 2018

3 ACRES SITE - ABACUS BELSIZE FEASIBILITY PLAN



LOCATION PLAN



SITE PLAN

Belsize Park location immediately adjacent to
 Abacus Belsize's catchment area.
 Ready walking distance.
 Existing facilities retained.
 Sports areas to be restored and shared.
 Trees retained.
 Building sits within landscaped area.
 Attractive and conducive learning environment.

Prepared for HCRD

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THE LOCATION AND SIZE OF PARTING FEATURES ARE INDICATIVE ONLY. SURVEY DRAWINGS MUST BE RELIED UPON FOR DIMENSIONS.



3 ACRES SITE, ABACUS – BELSIZE
 EXISTING SITE PLAN

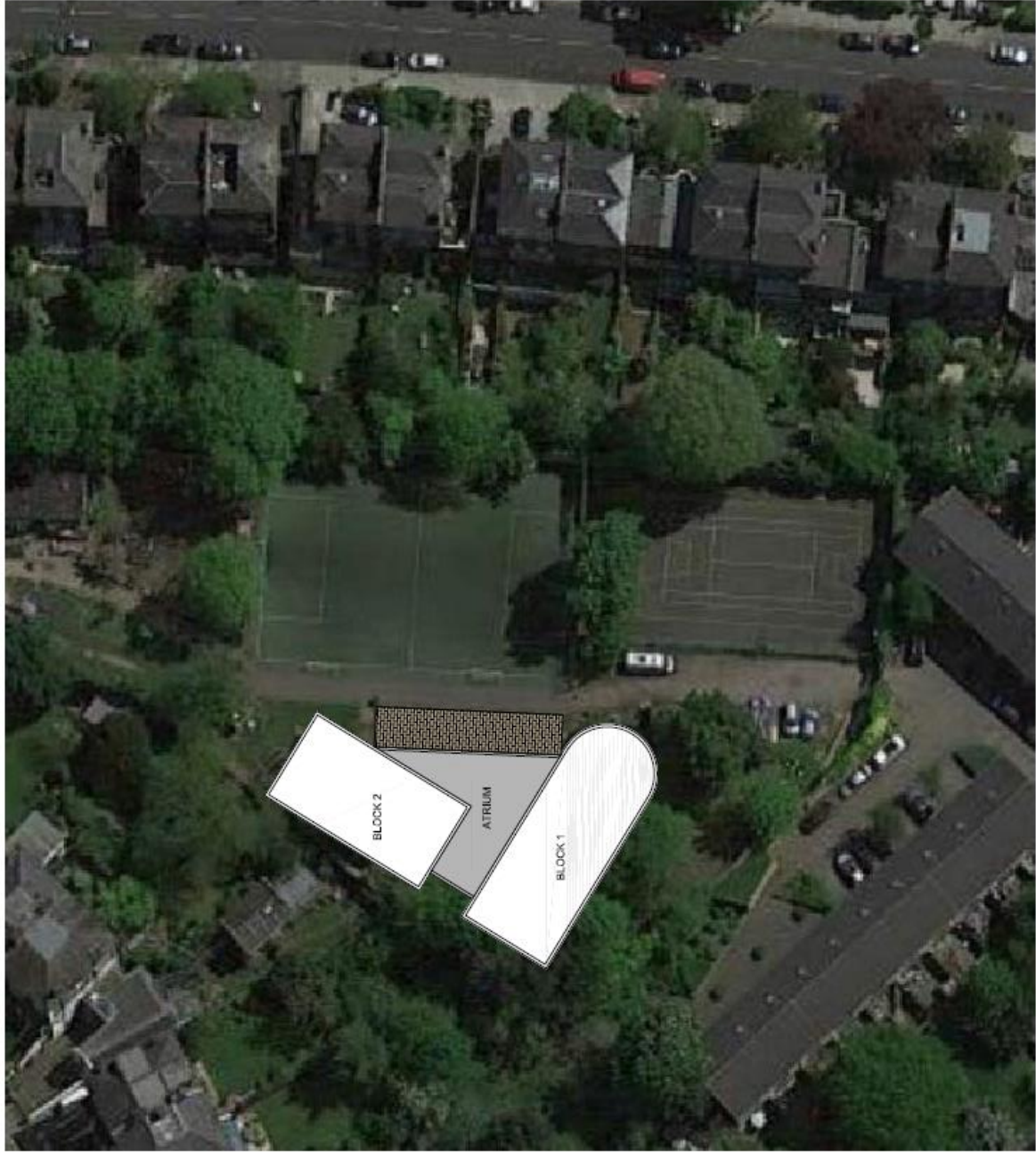
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GROUND FLOOR GROSS INTERNAL AREA - circa 730m²
 1st FLOOR GROSS INTERNAL AREA - circa 860m²
 TOTAL GROSS INTERNAL AREA - circa 1200m²



3 ACRES SITE, ABACUS – BELSIZ

PROPOSED SITE PLAN

0418/AS/110

DATE : OCTOBER 2018
 SCALE : 1:500 @ A3

ITEM 3: The Hoo Lyndhurst Gardens March 2020

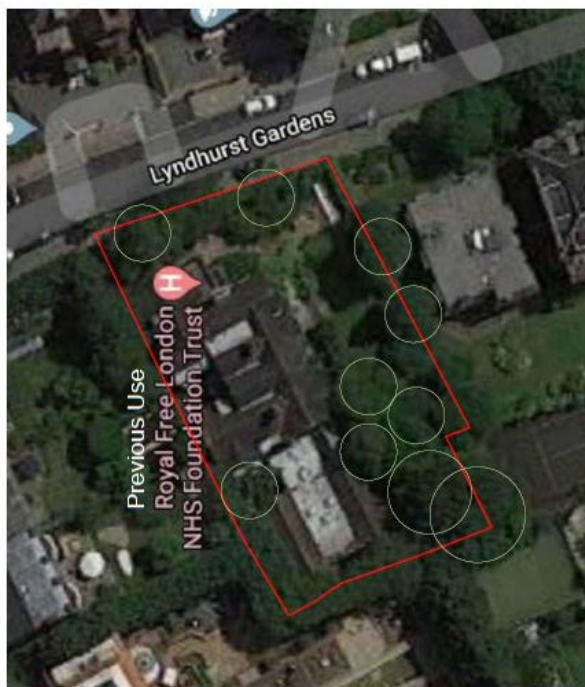
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STREET VIEW



SITE LOCATION IN CATCHMENT AREA



SITE AERIAL VIEW



NOTIONAL FEASIBILITY LAYOUT

17 LYNDHURST GARDENS

ITEM 4: Gloucester House Feasibility Layout March 2020

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STREET VIEW



SITE LOCATION IN CATCHMENT AREA



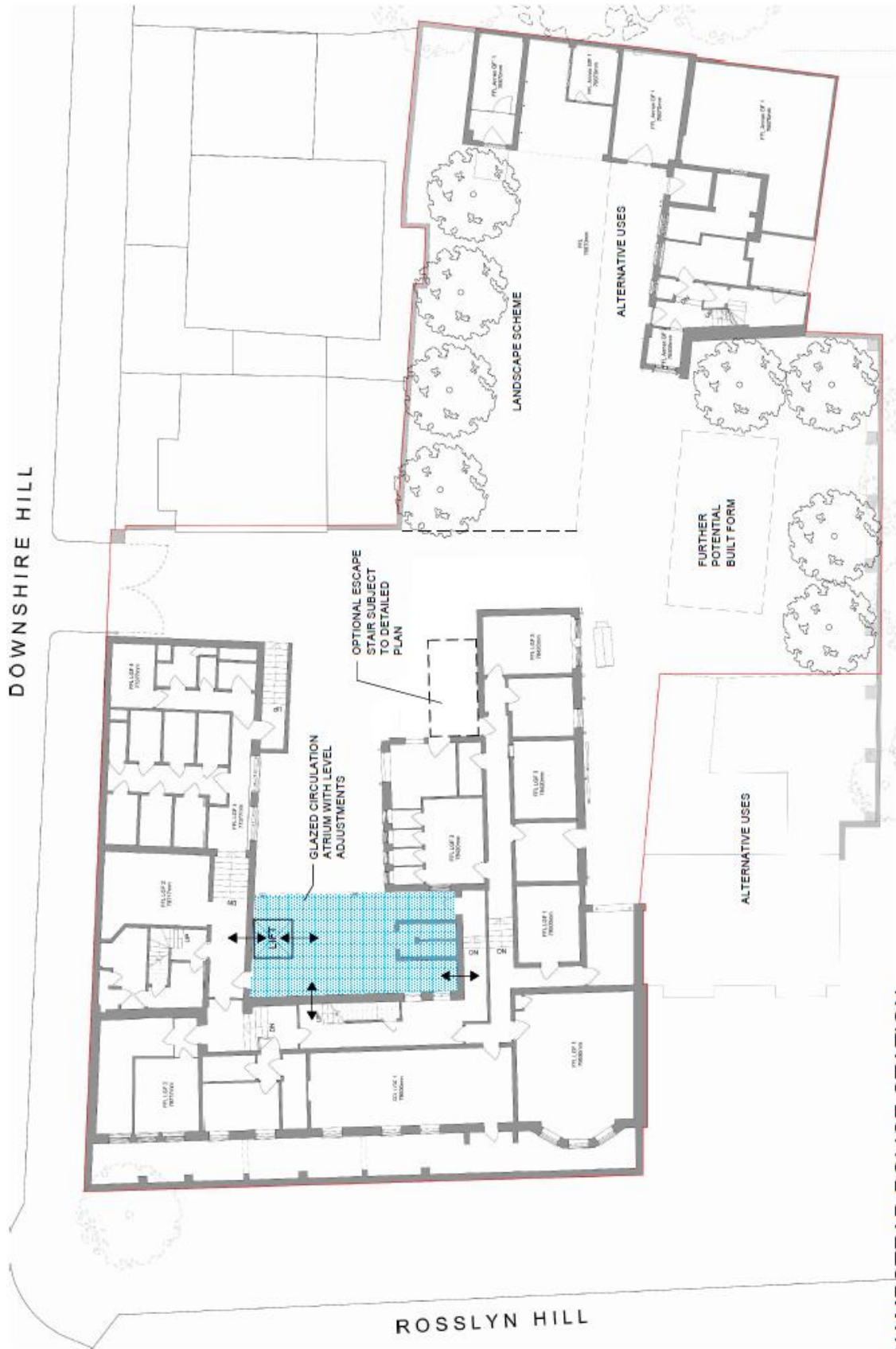
SITE AERIAL VIEW



NOTIONAL FEASIBILITY LAYOUT
NB DESIGN TO ALLOW RETENTION OF MAJOR TREES

33A AKENSIDE ROAD / DALEHAM GARDENS

ITEM 5: Hampstead Police Station Access and Circulation Strategy



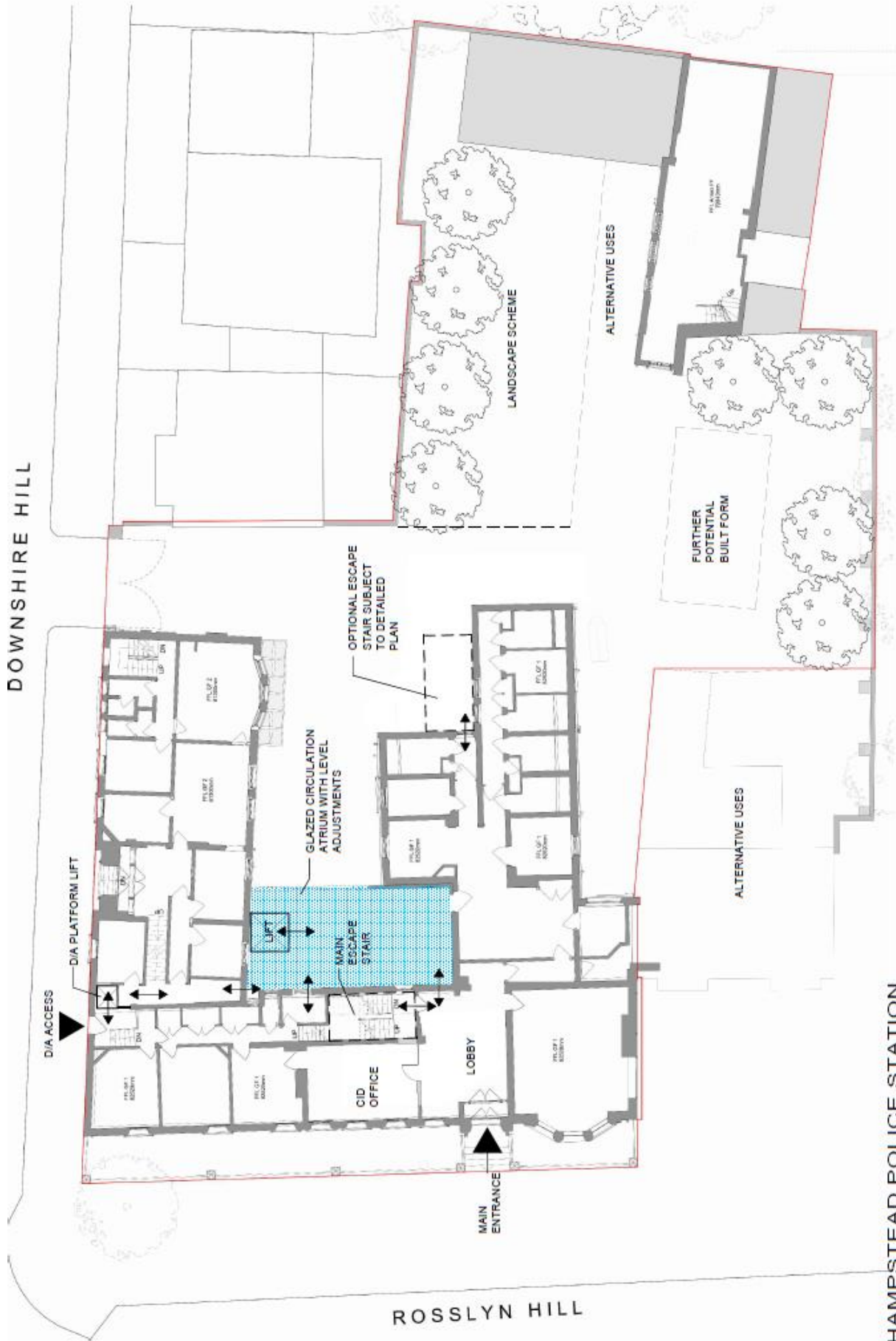
HAMPSTEAD POLICE STATION
ACCESS - CIRCULATION STRATEGY

ADAPTED EXISTING LOWER GROUND FLOOR
(ADDITION OF ATRIUM AND MINOR ADJUSTMENTS)

SCALE 1:250@A4



HCRD HPS/AE/LG

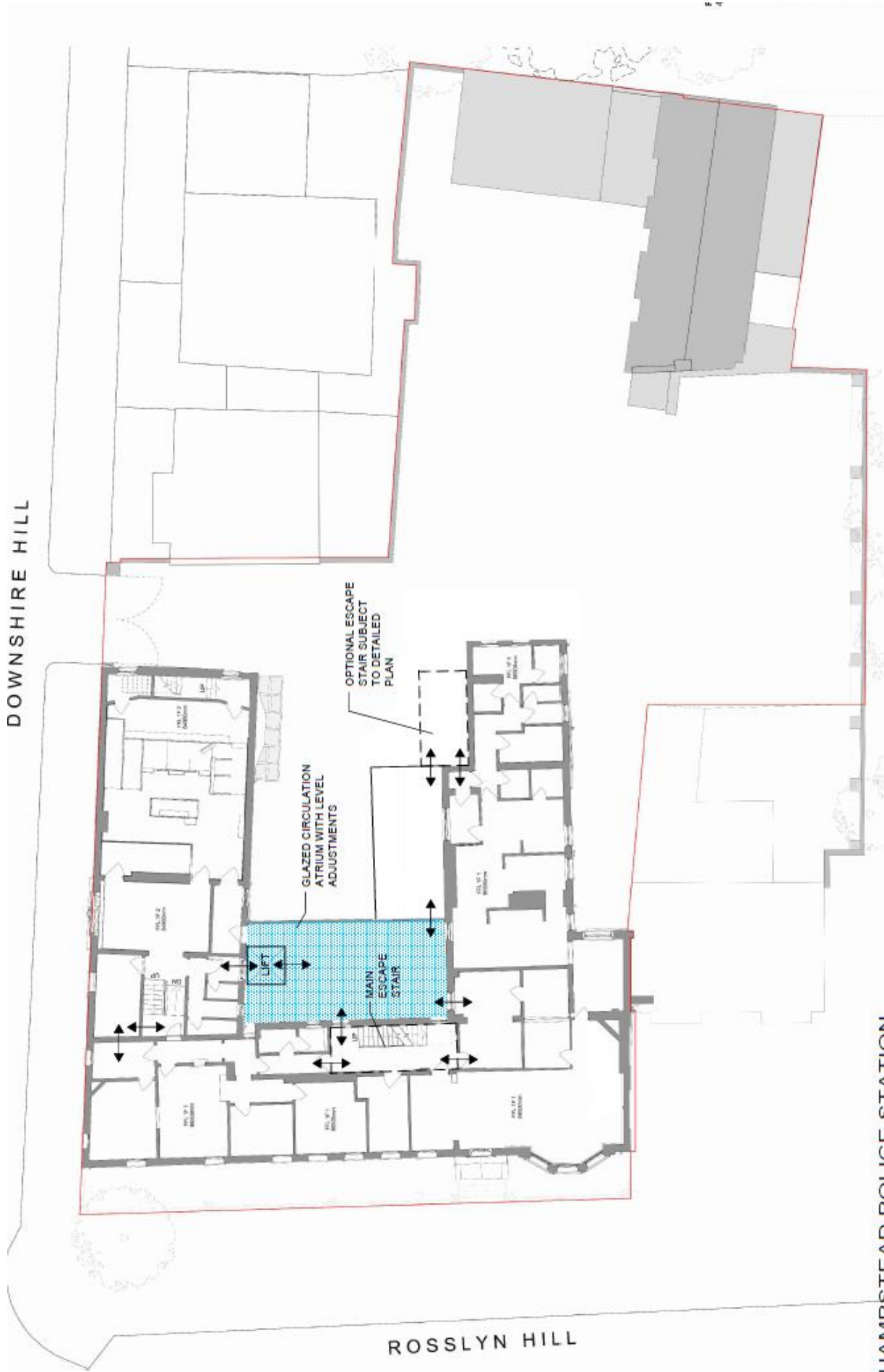


DOWNSHIRE HILL

ROSSLYN HILL

HAMPSTEAD POLICE STATION
 ACCESS - CIRCULATION STRATEGY
 ADAPTED EXISTING GROUND FLOOR
 (ADDITION OF ATRIUM AND MINOR ADJUSTMENTS)

DOWNSHIRE HILL



ROSSLYN HILL

HAMPSTEAD POLICE STATION
 ACCESS - CIRCULATION STRATEGY
 ADAPTED EXISTING FIRST FLOOR
 (ADDITION OF ATRIUM AND MINOR ADJUSTMENTS)

SCALE 1:250@A4

HCRD HPS/AE/1

DOWNSHIRE HILL



ROSSLYN HILL

HAMPSTEAD POLICE STATION
 ACCESS - CIRCULATION STRATEGY
 ADAPTED EXISTING SECOND FLOOR
 (ADDITION OF ATRIUM AND MINOR ADJUSTMENTS)

ITEM 6: Report on Fire Safety and Means of Escape June 2019

HAMPSTEAD POLICE STATION.

Abacus Belsize -Planning Application -2019/2375/P

REPORT ON FIRE SAFETY AND MEANS OF ESCAPE on behalf of HCRD

In the design of a Primary School safe means of escape is a fundamental requirement to be fully assessed during the design process, with full evaluation and sign off. Reference should be made to the Building Regulations part B1. It has not been demonstrated the basic functional requirements of B1 have been met. The guidance is the minimum requirement, which should be enhanced where children are present. Similarly it has not been demonstrated that the requirements of DfSA publication BB100 have been met.

Submitted documents do not appear to include a detailed Means of Escape Analysis by a qualified Fire Safety Engineer. Sole reference to vital safety matters is made in the applicants single page diagrammatic Fire Exit Strategy, contained within the Design and Access Statement. Listed building status can preclude an appropriate design and a simple design and access statement is not considered as adequate to cover such a building. The design appears to demonstrate a lack of understanding of the risks involved with escaping children, and in turn demonstrate that fire has not been a full consideration, more of an afterthought. Best practice requires a comprehensive strategy to demonstrate the building's fitness for purpose, in this vital regard. Listed building and other constraints may preclude resolution of these matters and cannot be left for attention until after the planning process.

APPLICANTS FIRE EXIT STRATEGY

In the absence of any supporting documentation, other than the diagrammatic fire exit strategy, the proposal appears to be fundamentally flawed.

1. The main stair is not a protected escape stair as it has multiple rooms accessed on to it, at lower levels, and it therefore cannot be relied upon as a primary escape stair.
2. There is no safe primary stair or directly accessible secondary escape stair from the second floor. The latter can only be accessed via two intervening rooms, a configuration which cannot be certified as safe for use. Occupants could mistakenly make their way into a smoke filled staircase. The design demonstrates that the human behaviour element has not been considered. There is no certainty that the secondary escape route would be kept free at all times, and be useable by a wheelchair user. It cannot be guaranteed, in practice, that the alternative escape route will be maintained and schools are known to struggle to manage escape routes appropriately. A fire in the specialist practical room could render both escape routes unusable. BB100's principle is that a pupils can turn his/her back to the fire and escape in the opposite direction -this is not possible here.
3. No adequate wheelchair user refuges are provided/shown for use in the event of fire, outside of the path of escape. The stair landings shown appear inadequate for this purpose and lobby use is unsuitable by virtue of limited space with the potential for impeding other escapers. This is a fundamental requirement of BB100.
4. The external escape stair to the main hall may be un-usable in event of a fire as it is situated immediately adjacent to a window which could be fire and smoke affected. Furthermore there is no disabled refuge to this stair.

5. Reliance is placed on single means of escape from various rooms instead of incorporating dual escape even where practical, against the underlying philosophy of BB100.
6. No full wheelchair user escape strategy is apparent in regard to various rooms.
7. There are shared escape routes with business use.
8. No reference is made to a sprinkler system, strongly advised in March 2007 DCSF Policy, which is best practice, and asked for under BB100. This is not a low risk building.
9. No reference is made to the lift being to evacuation standards to enable it to be employed for wheelchair user escape.
10. No references are made to access and facilities for fire and rescue services. The provisions of B5 is a material consideration at planning, especially where the fire service may be committed to the building for S&R operations.

CONCLUSIONS

The above failings go to the heart of the fitness for purpose of the proposal and the inadequate attempts, within the listed building constraints, to fully address primary safety issues. A full fire strategy report including the means of escape strategy should have been carried out by a professional and submitted with the application. Whilst the Grenfell tragedy relates to a high rise residential building, broader lessons have been learnt from that disaster. Any planning committee, presented with a scheme, should be satisfied that the fire strategy for the proposal represents best practice, and is not the subject of arbitrary compromises, whether as a result of use of an unsuitable building, or through absence of full consideration. This could not be of more importance than in connection with a school building for the use of young children.

Prepared on behalf of HCRD. June 2019