

*Jones Lang LaSalle Incorporated
and The Green Brain*

Abacus Belsize Primary School

Statement of Community Involvement

On Behalf of the Department for Education



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1. Introduction

Background

- 1.1 JLL and the Green Brain have been instructed by the Department for Education ('the applicant') to submit a planning application for the proposed development of the former Hampstead Police Station, Rosslyn Hill, Hampstead.
- 1.2 The purpose of this Statement of Community Involvement (SCI) is to provide a summary of the community consultation and engagement programme undertaken since March 2018.
- 1.3 The description of development for the revised planning application is as follows:

“Change of use of the site from a police station (sui generis) to a one-form entry school (Use Class D1) for 210 pupils and business/enterprise space (Class B1) including alterations to the rear and associated works”

- 1.4 In preparing the planning application, the project team has taken full account of the relevant guidance at national and local levels.
- 1.5 The applicant has been engaged in pre-application meetings with the London Borough of Camden (LBC) since January 2018. Detailed negotiation and engagement has taken place throughout the public consultation process.
- 1.6 A summary of the consultation activities that have taken place to date is presented in Section 2 below.

Purpose of this SCI

- 1.7 This SCI forms part of the suite of planning application supporting documents, submitted to the London Borough of Camden. The purpose of this SCI report is to demonstrate how the local community have been consulted in the development of the scheme. The report also explains how the design proposal has evolved and changed as a result of consultation feedback received.
- 1.8 From the outset, the Department for Education (DfE) was committed to consulting with the local community throughout the design process. Consultation with the local community and with key stakeholders has therefore been an integral part of the development strategy and has helped to shape the proposals. The public exhibition has provided local people with an opportunity to view the plans and give their feedback.
- 1.9 This SCI seeks to demonstrate that a comprehensive and best practice public consultation was undertaken on this proposed scheme from March 2018 to April 2019. It covers the details of the pre-application consultations including the consultation approach, the key findings and outcomes.

Aims and Objectives of Consultation Strategy

- 1.10 The objectives of the pre-application consultation process are set out below:

- To engage local residents and stakeholders to discuss and secure comments on the evolving proposal;
- To explain the aims behind the proposals and how they would benefit the area, exhibiting as much detail as available at the time;
- To understand the issues of importance to stakeholders before submission of the application and to seek to address these in the proposal;
- To ensure the Applicant and consultant team engaged directly with the public, reflecting the commitment of the team to consultation and understanding people's views; and
- To incorporate comments where possible into the proposal and to respond to all comments received.

1.11 A consultation strategy was therefore developed to meet these objectives.

Structure of the Document

1.12 Section 2 provides details of how the community were consulted. This includes specific details of the flyers and public exhibition.

1.13 Section 3 provides an overview of consultation feedback and how the scheme has changed in response to feedback.

1.14 Section 4 provides a short summary and conclusion.



Figure 1: Parents of the school supporting the car free ethos.

2. Community Consultation Process & Methodology

2.1 This section outlines how the community has been consulted on the proposed design as part of the consultation process. The scheme has developed through both formal and informal consultation with neighbouring residents, key stakeholders and technical officers at the London Borough of Camden.

Previous Planning Application

2.2 A previous planning application for the site was submitted to LBC in 2016. This application sought the following description of development:

“Change of use from police station (sui generis) to school (Use Class D1) including the partial demolition and extension to the rear of the Grade II Listed Building and associated works”

2.3 This proposal was for the development of the former Hampstead Police Station to provide a two form-entry 420 pupil school (Use Class D1) and was refused in August 2016.

2.4 As part of the previous application at the site, a number of key organisations representing local residents and specialist interests in the Hampstead and Belsize area were invited to provide comment and feedback. Many provided representations objecting to the previous proposals.

Workshops 1: March 2018

2.5 The DfE appointed a completely new professional team to create a single-form-entry school for Abacus Belsize Primary School at the former Police Station on Rosslyn Hill.

2.6 Given the number of representations made as part of the previous planning application for the site (2016/2042/L), the school and DfE wanted to re-engage with those organisations as part of the new planning proposals. This was in addition to consulting Belsize-based organisations which were considered to be representative of the school’s catchment area.

2.7 In order to re-engage with those organisations which had previously submitted representations to the previous planning application, the Green Brain wrote to all the local bodies in early March 2018 inviting them to participate in a series of workshop-style events. Those invited included:

- Heath and Hampstead Society;
- Downshire Hill Residents Association;
- Hampstead Committee for Responsible Development;
- Local Ward Councillors; and
- Residents neighbouring the application site.

2.8 Two workshops were held in Hampstead and one in Belsize. Participants were invited to attend whichever of the three workshops was most convenient for them. A total of 36 local residents participated across the three events. These workshops are summarised in the table below.

Date	Action	Group / Stakeholder	Objective
Tuesday 6 March 2018 <i>Hampstead</i>	Workshop with community groups and interested parties to discuss the new thinking and approach behind the plans for the site to become a school.	We invited representation from a range of the most vocal objectors to the previous application and a selection of those parents and school stakeholders most interested in the development. 12 attendees	<ul style="list-style-type: none"> To engage those relevant individuals who had expressed opinions during the previous application and bring them up to speed on the new approach and thinking. To seek feedback on the best use of the site and how to ensure the development delivers the best school and opportunity for the local community.
Tuesday 13 March 2018 <i>Hampstead</i>	Workshop with community groups and interested parties to discuss the new thinking and approach behind the plans for the site to become a school.	We invited representation from a range of the most vocal objectors to the previous application and a selection of those parents and school stakeholders most interested in the development. 16 attendees	<ul style="list-style-type: none"> To engage those relevant individuals who had expressed opinions during the previous application and bring them up to speed on the new approach and thinking. To seek feedback on the best use of the site and how to ensure the development delivers the best school and opportunity for the local community.
Tuesday 20 March 2018 <i>Belsize</i>	Workshop with community groups and interested parties to discuss the new thinking and approach behind the plans for the site to become a school.	We invited representation from a range of the most vocal objectors to the previous application and a selection of those parents and school stakeholders most interested in the development. 8 attendees	<ul style="list-style-type: none"> To engage those relevant individuals who had expressed opinions during the previous application and bring them up to speed on the new approach and thinking. To seek feedback on the best use of the site and how to ensure the development delivers the best school and opportunity for the local community.

2.9 The project team listened carefully to all the feedback received and discussed at the workshops and took a series of actions over spring and early summer 2018 before reporting back in a second round of workshops in June 2018.

2.10 A summary of the feedback received from and key actions following the initial design workshops (March 2018) are as follows:

Walk to School Pledge

2.11 There was scepticism from some that parents would not walk their children to school if Abacus was to be re-located to the former Hampstead Police Station.

2.12 The workshops provided an opportunity for the school to reinforce its ethos of having always been a ‘Walk to School’ school and that the school continued to promote this belief with staff, children, parents and the wider community

Alternative Site Search

2.13 There was concern that there were potentially alternative sites for the school which had not been considered by the applicant and could provide a more suitable alternative to the former Hampstead Police Station.

2.14 The DfE agreed to work with a group of residents from a variety of local organisations to undertake a site search, for a six-month period, to see if any alternative sites for the school could be found within the catchment area. A full list of the 76 sites that have been considered since 2012, including those provided through the collaborative study, is set out in a separate report submitted as Appendix 1 within the Planning Statement.

Building layout and aspirations survey

2.15 The project team were keen to ensure that the entire site was going to be used to its best advantage both for the benefit of the school and also for the community.

2.16 One of the ideas the project team explored at the workshops were uses for the small amount of additional space not required by the single-form-entry school scheme. This space is located in the north wing of the building; the former Magistrate’s Court.

2.17 A number of ideas for community and enterprise use emerged from the workshops and the project team wanted to test out these ideas with a slightly wider audience.

2.18 Green Brain ran two further workshop sessions in June 2018. The aim of these workshops was to feedback to the local organisations on how the proposals had evolved since the first workshops, based on the comments received.

2.19 The first of these workshops was aimed primarily at the organisations representing the Hampstead community and the second was aimed primarily at the organisations representing the Belsize community.

2.20 Newly elected Councillors were also invited to these workshops.

2.21 These workshops are summarised in the table below.

Date	Action	Group / Stakeholder	Objective
Tuesday 19 June 2018	Follow-up workshop with community groups and interested parties from the Hampstead area to discuss the thinking developed since the first round of	We invited representation from the same range of organisations and associations, together with interested near neighbours to the site that had attended the first round of	<ul style="list-style-type: none"> To re-engage with those organisation representatives, neighbouring individuals and Councillors who had attended and/or been invited to the first round of workshops. To update people on how the DfE and school team’s thinking had informed the development of the proposals since the spring and to

	workshops in the spring.	workshops in the spring. 13 attendees	give the community reps an opportunity to express their thoughts and ideas on the evolving scheme. <ul style="list-style-type: none"> Once again feedback was sought and noted on the key points of concern.
Tuesday 26 June 2018 <i>Belsize</i>	Follow-up workshop with community groups and interested parties from the Belsize area to discuss the thinking developed since the first round of workshops in the spring.	We invited representation from the same range of organisations and associations, together with a selection of parents and school stakeholders, most interested in the development that had attended the first round of workshops in the spring. 9 attendees	<ul style="list-style-type: none"> To re-engage with those organisation representatives, neighbouring individuals and Councillors who had attended and/or been invited to the first round of workshops. To update people on how the DfE and school team’s thinking had informed the development of the proposals since the spring and to give the community reps an opportunity to express their thoughts and ideas on the evolving scheme. Once again feedback was sought and noted on the key points of concern.

Public Exhibition

2.22 The public exhibition event was held on:

- Thursday 4th October 2018 from 1.15pm – 3.15pm at the Belsize Community Library;
- Friday 5th October 2018 from 3pm-7pm; and
- Saturday 6th October from 12pm-3pm at a marquee set up in the car park of the application site.

2.23 The purpose of the event was to display the latest designs for the school and to ascertain local residents’ feedback on the proposal. The second stage of consultation and engagement was designed to open up the debate to the wider community and to inform and engage with anyone and everyone in the Belsize and Hampstead area who may have an interest in the future home of Abacus Belsize Primary School and the future use of the former Police Station.

2.24 An appropriate area for invitation distribution was set to ensure the principal residents and stakeholders were notified of the proposal. This included 8,500 residential properties and local business stakeholders. The distribution area is outlined in Figure 1 below.

2.25 Invitation leaflets (as included at Appendix 2) were sent two weeks in advance of the event to the identified residents and businesses, as well as members of the existing school, Ward Councillors and Planning Committee members. Leaflets were also sent to those organisations which had previously been consulted during the March and June workshops.

- 2.26 To help inform members of the local community, the invitation leaflets also provided a link to a dedicated website; isupportabacus.org. This website provided background details to the school, the proposals and information on the public exhibition. This website was then updated accordingly following the public exhibitions.
- 2.27 During the public exhibition events, representatives from the project team including the applicant were on hand to answer any questions. This included teachers and parents from Abacus Belsize Primary School, the DfE, CfBT Schools Trust and JLL.

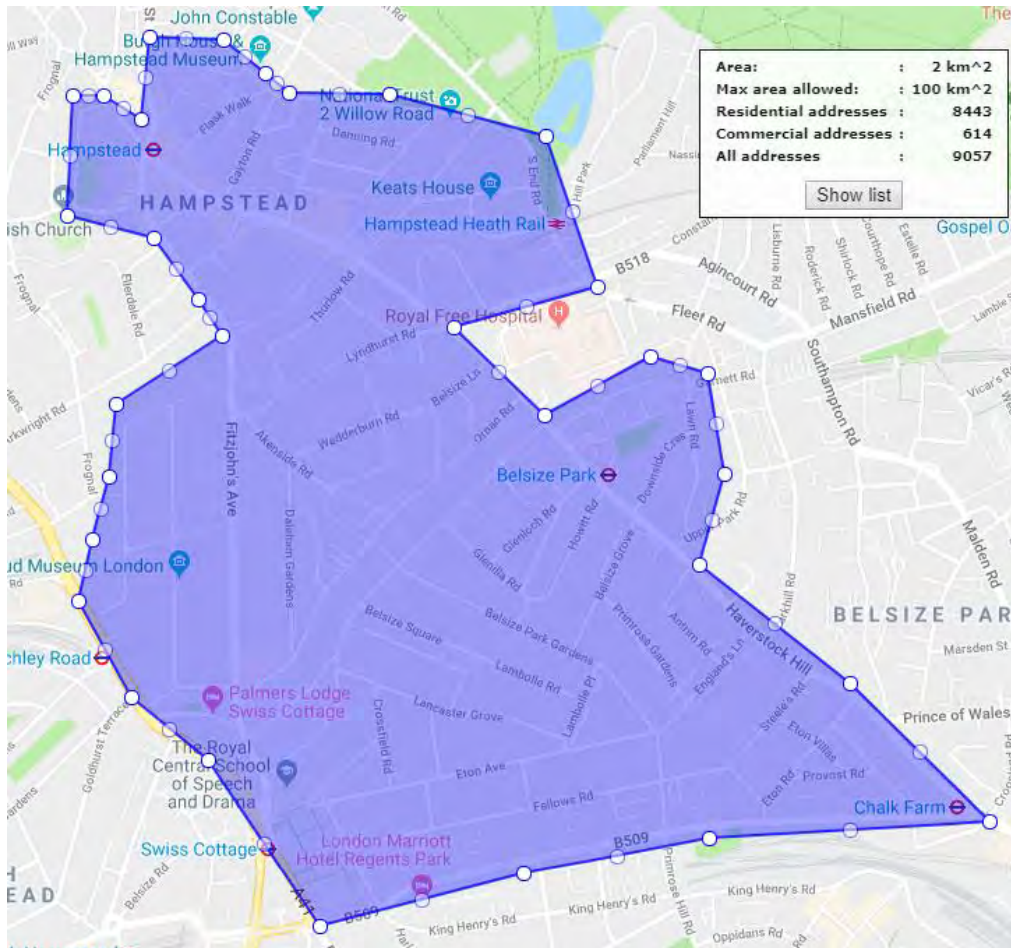


Figure 2: Public Consultation Event Flyer Distribution Area

- 2.28 The exhibition included nine information boards that provided an overview of the scheme; the site within its context; 3D visuals of the proposals; floor plans; and a daylight and sunlight model. A copy of the exhibition boards can be found at Appendix 1.
- 2.29 As part of the exhibition, local residents were asked to provide comments on the emerging proposals, using a questionnaire provided at the event. A copy of the questionnaire has been provided at Appendix 3.
- 2.30 Approximately 225 local residents attended the event (Figure 3) and 72 written responses were received. The feedback period was extended beyond the date of the exhibitions to allow for any late-submissions. As the feedback responses contain personal information, these have not been included as part of the SCI. A summary of the comments which were raised are, however, included in Section 3 ‘Consultation Feedback’ of this report.



Figure 3: Images from the Public Exhibition Event

Development Management Forum

- 2.31 Camden Council in liaison with the DfE agreed to hold a Development Management Forum for the local community.
- 2.32 Camden Council sets out the purpose of the Development Management Forum as:
- It familiarises local people with proposals for major developments in their area before an application is made
 - It enables local residents, businesses and organisations to comment on proposals at a time when developers are in the earliest position to consider them

- It complements any local consultation which developers carry out before they put in an application
- It helps to ensure more meaningful public involvement on proposed schemes rather than awaiting the formal consultation stage of an application when it is harder to influence changes in the scheme.

- 2.33 The event was advertised in the Ham and High newspaper on Thursday 24th January 2019 (Appendix 4). Camden Council also issued invitations to most residential properties in proximity to the site. The Green Brain notified residents and attendees from the public exhibitions that the event was being held.
- 2.34 The meeting was held on the evening of Wednesday 30th January at 7pm at Pax Lodge, 12C Lyndhurst Rd, Hampstead, London NW3 5PQ (Figure 4). The hall had capacity for 100 people and approximately 130 people attended the Forum.
- 2.35 The Forum was introduced by Alex Bushell, Development Management Manager at Camden Council. This was followed by a presentation by the Case Officer for the application site, David Fowler. This presented the site, its planning history and an overview of the local planning documents on which any emerging proposal would be assessed. The applicant team then undertook a presentation of the scheme including, Vicky Briodi (Abacus Belsize Primary School), Nick Ferguson (PMA Transport Consultants), Jeff Field (JLL Planning) and Paul Crisp (JLL Heritage). A question and answer session was moderated by Alex Bushell of Camden Council.
- 2.36 The key planning matters for questions focused on:
- Land use: provision of school and its location;
 - Transport: construction management, pedestrian and cycling routes, parking, servicing and school travel plan and monitoring;
 - Amenity of neighbours;
 - Design and conservation: height, bulk/massing, appearance, setting of listed buildings; and
 - Trees and landscaping.
- 2.37 Minutes of the meeting are provided at Appendix 5 of this report. The presentations provided by Camden Council and the applicant team are available for view at the following link:
<https://www.camden.gov.uk/development-management-forum>



Figure 4: Images from the Development Management Forum

Developer Forum Meeting, March 2019

- 2.38 Following the Development Management Forum, an additional meeting was requested by local residents, many representing local Hampstead organisation. The meeting was arranged by Councillor Stark on the 25th March 2019 at the London Borough of Camden's office. The attendees included:

Attendees	
Andrew Neale	Local Resident
Cllr Stephen Stark	Ward Councillor
Stephen Ainger	Local Resident
Oliver Froment	Hampstead Forum
Jonathan Bevan	Local Resident
Marcos Gold	Hampstead BID
David Castle	Heath & Hampstead Society
Linda Cheung	Local Resident
Alex Bushell	London Borough of Camden
David Fowler	London Borough of Camden
Vicky Briody	Abacus Primary School
Sharon McHale	DfE
Suzie Willis	DfE
Andrew Burns	DfE
Andy Yarrow	CfBT
Karen Walker	CfBT
Paul Crisp	JLL Heritage

- 2.39 A summary of the main issues raised at the meeting and relevant answers provided by the applicant are set out below:

Need for the School

- 2.40 Queries were raised regarding the need for the school and the impact that the proposal could have on other schools within the local area.
- 2.41 It was outlined that Abacus Belsize Primary School was an existing school which had been specifically opened to serve a need within the Belsize Ward and had been operating successfully since 2013. It was also stated that the need for the school was not a material consideration as part of the determination of any forthcoming planning application.

Site Selection

- 2.42 Concern was raised that alternative sites to the former Hampstead Police Station had not been considered as part of the development process.
- 2.43 It was outlined by the applicant that an Alternative Site Search document had been produced and would be submitted as part of the planning application. This document would outline all 76 sites considered by the DfE and would provide reasons as to why the former Hampstead Police Station was the only available and suitable permanent site for Abacus Belsize Primary School.

2.44 It was also noted by Camden Council that the alternative site search document is not a material planning consideration.

Travel Plan

2.45 Queries were raised regarding how the Travel Plan would be enforced.

2.46 It was stated that the school would use public transport for the vast majority of school trips. Coaches would only be used twice a year for school trips outside of London (residential trips). Pupils would walk to the Hampstead Heath Car Park where they would be collected by the coach.

2.47 It was also highlighted that the school has a Code of Conduct which parents are expected to accord with. Any parents who would be found to breach the Code of Conduct would be called to meet the Headteacher for discussion.

2.48 It was confirmed that the applicant would add the following information to the Travel Plan prior to the submission of the planning application to Camden Council:

2.49 Code of Conduct;

- A commitment to not use school buses (apart from for school trips where necessary); and
- Management of deliveries.
- The applicant also confirmed that a local resident would be offered a place on the Annual Travel Plan Review Group.

Air Quality

2.50 It was confirmed by the applicant that the rooms fronting Rosslyn Hill and Downshire Hill would be mechanically ventilated with natural ventilation to rooms to the rear.

Noise

2.51 It was confirmed that any plant would be required to meet LBC's noise standards. The applicant also confirmed that there would be a planted barrier to the north of the playground on the boundary with Downshire Hill properties.

Future Expansion

2.52 Concern was expressed that the school would, in the future, seek to increase its numbers to 420.

2.53 It was outlined by the DfE that a school of 420 pupils had been considered to be unacceptable in the past and any increase in numbers would require planning permission. The applicant team also confirmed that the former Police House building would be sold off once the works to the former Police Station have been completed.

Business/ Enterprise B1 Space

2.54 Concerns were raised regarding whether the business space was economically viable.

- 2.55 The applicant team outlined that feedback received, including through the public consultation process, had suggested that there was significant interest in the space for the local community. The DfE also confirmed that the Business/ Enterprise space would be let on a long-term basis.
- 2.56 The formal minutes of the meeting are provided at Appendix 6 for reference.

3. Consultation Feedback

- 3.1 This section explains how the scheme has evolved as a direct result of the public consultation process undertaken. This is both following a review of the previous refused scheme and through feedback received between March 2018 and April 2019.
- 3.2 There are some fundamental changes from the previous planning application at the site and these are set out in the table below.

2016 Application	2019 Application
2-form-entry (420 pupils)	1-form-entry (210 pupils)
The proposed rear extension, by reason of its scale, bulk and detailed design would harm the character and appearance of the host building which is listed and the wider Hampstead Conservation Area	Better re-purposing of existing building and smaller infill extension to create a hall is proposed.
Rooftop multi-use game area proposed	All play-space to be at ground floor and using the existing car park, with a landscape buffer and acoustic barrier to adjoining properties.
The proposed internal alterations would result in the significant loss of valuable historic fabric which would have a detrimental impact on the historical character and the significance of the listed building	The principle of the change of use from a police station to a school (Class D1) is considered acceptable on the basis it would bring a vacant public building back into beneficial community use and accord with national, strategic and local planning policy.
No communities facilities proposed	Community use of the school facilities outside of core hours and a business and enterprise area created for local use
Significant transport and drop-off concerns	Long-term commitment to car-free ethos

- 3.3 Following input and feedback from the public and through ongoing discussions with the Council's planners and other specialists, the applicant has made a number of updates and detailed revisions to the proposals since March 2018. These revisions and reviews have included such matters as ecology, the green travel plan and walk to school ethos, air quality, landscaping and sound attenuation, enterprise space provision, detailed window design, and disabled access.
- 3.4 The applicant has listened carefully to the comments and feedback received from the public, the Council and its own professional advisors. The proposals have been constantly reviewed and where appropriate, revised over the past year. The applicant will continue to ensure that the application reflects the latest advice and provides the best accommodation possible for the benefit of the school and the local community.
- 3.5 Table 4.1 below sets out some of the key points raised at the public consultation event and how the development proposal responds to these:

Comment	Response
Concerns regarding the availability of other more appropriate sites for the school	An Alternative Site Search Note has been prepared on behalf of DfE. It sets out the alternative sites considered as part of the original site search for Abacus Belsize Primary School and subsequent searches undertaken following the acquisition of the former Hampstead Police Station (26 Rosslyn Hill, London NW3 1PD). The note is provided for the purposes of transparency and in response to requests from local residents. Whilst the consideration of alternative sites is not a material planning consideration, the extensive site search exercise undertaken by the DfE demonstrates that there are no other suitable, available sites for Abacus Belsize Primary School.
Concerns regarding the risk to pupils from traffic, particularly along rosslyn hill	The safety of pupils, staff and visitors is of paramount importance to the School and has been a key consideration throughout the design process. Mechanisms to improve the safety will be implemented (such as staff supervision at drop-off and pick-up times) through the operation of the development. Further information can be found in the Transport Assessment and Travel Plan.
Concern for the air quality conditions, particularly along Rosslyn Hill	An Air Quality Assessment has been undertaken as part of the planning application process. The report identified appropriate mitigation measures to ensure adequate air quality levels within the school and site and these have been incorporated into proposals.
Noise	A Noise Survey has been conducted. The report identified appropriate mitigation measures in the form of a 4m acoustic barrier to ensure adequate noise levels within the school and adjoining residential properties are satisfactory and these have been incorporated into proposals.
Travel Plan	<p>The school have a Walk to School ethos which is promoted on the website and raised with all new parents. The DfE and the school have committed through a S106 Legal Agreement to:</p> <ul style="list-style-type: none"> • Car free agreement; • Annual review of the School Travel Plan; • Monitoring fee for the Travel Plan; • Establish School Travel Plan Review Group to include a local resident representative; and • Appoint a local resident representative as a Community Governor.
Number of new pupils	Expansion of the school to a 2FE (420 pupils) school was a key concern from local residents that was raised at workshops, public exhibition and the Developer's Forum. There is insufficient floorspace within the existing building to accommodate expansion. A limit on the number of pupils will be agreed by planning condition and through s106 legal agreement. The DfE have also confirmed that the former Police House building will be sold off once the works to the former Police Station have been completed.
No requirement for 'Community Space'	Following the workshops, the Magistrate's Court was proposed to be offered as Community Space. At the public exhibitions it was advised there was already a surplus of community space locally and additional

capacity could impact the viability of these spaces. Following pre-application discussions with Camden it was confirmed that a Business and Enterprise space (Use Class B1) would be an appropriate use for the space.

Survey Responses

- 3.6 Everyone who attended the public exhibition was offered a survey form to complete and share their views – 72 responded in this way. The exhibition and the survey were also available online and 66 people chose to respond via the website. The survey was available online until the end of October 2018.
- 3.7 Each survey had six standard statements which were ranked from Strongly Agree to Strongly Disagree.

Theme	Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Restore	I want to see the deteriorating old Police Station on Rosslyn Hill fully restored and used.	95%	3%	1%	1%	0%
School	A state school for Belsize-based children is a good use for this site.	89%	5%	1%	1%	4%
Development	The development should not expand beyond the existing buildings and be in keeping with the Grade II Listed Building.	32%	26%	31%	7%	4%
Walk	With children being able to walk to school, this will be a sustainable development	85%	9%	1%	1%	4%
Community	The local community will benefit from having access to new dedicated space in the north wing	71%	18%	8%	1%	2%
Public	A public building for 100 years, the Police Station should be kept in public ownership and use	74%	9%	13%	3%	1%

- 3.8 The surveys also afforded members of the public the opportunity to write their own comments if they so wished.

Feedback compared to the previous application at the site

- 3.9 The community’s reaction to the revised plans for a permanent home for Abacus Belsize Primary School at the former Hampstead Police Station have seen a significant and positive change from the previous application.
- 3.10 The majority of comments received from the various public engagement and consultation exercises, over the year-long period, have been positive.

- 3.11 There has been greater awareness of the school and the role it plays in serving an identified need in Belsize through its catchment area. It is widely understood by residents that the school is popular and has been rated 'Outstanding' by Ofsted.
- 3.12 A number of options were provided through which comments on the emerging proposals could be made. This has included through emails, surveys and public events. The applicant has sought to ensure that everyone with an interest has been given an opportunity to contribute to the evolution of the proposals should they have wished to.
- 3.13 Whilst it is understood that a handful of local residents still have concerns with the proposals, the applicant has offered to meet, understand and respond to these concerns on several occasions.

4. Summary and Conclusions

- 4.1 In preparing the planning application, the applicant has undertaken an extensive consultation exercise that has guided the design of the proposal. The consultation aimed to fully explain the context for the proposals, present the proposed designs for the site, engage with a wide cross-section of the public and fully consider and respond to comments and questions raised.
- 4.2 The applicant has shown a commitment to engage positively and regularly with local community groups and local politicians through workshops, public exhibitions and public forums. Through the consultation process the thoughts and views of the community and key stakeholders have been communicated directly to the project team and considered in the final stages of the design process and in the preparation of the planning application.
- 4.3 Approximately 225 local residents attended the public consultation event in October 2018 and 130 to the Development Management Forum in January 2019. The project team have also made themselves available to answer subsequent queries following on from the events, such as through the Developer's Forum Meeting held in March 2019.
- 4.4 The applicant has received positive and helpful feedback, with a mix of comments, most of which have been supportive of the proposed school and design of the scheme. The applicant has responded where possible to comments received and incorporated this into the final scheme proposals. The applicant is committed to continued stakeholder engagement to ensure local communities and key stakeholders are kept informed following the submission of this planning application.



Figure 5: Participants at the Public Exhibitions.

Appendix 1 Consultation Boards

Welcome

A free school providing a new chapter in Belsize's education

Welcome to our exhibition about Abacus Belsize Primary School.

These are our exciting new plans to rehouse our school in the old Police Station on Rosslyn Hill.

Our proposals have changed dramatically since we first put forward the idea of creating a new home for ourselves here. So, do please have a good look at what we now have in mind, feel free to ask the members of our team any questions you may have and do please leave us with your thoughts and comments before you go.

We have some information about our school and about the changes we have made. We will show you how the building can be laid out to provide all the space and facilities that we need to run a great school, and we will also describe how we are restoring and improving this splendid old building and its many historic features.

Since the school will now be maintained at just 210 pupils in total (a single-form entry) there is no need for us to build out the back and the small amount of spare space in the building means we will also be able to create some new facilities for the community to use and enjoy.

We welcome your views and we have provided feedback forms for you to fill in once you've taken a look around.

Thanks for giving us your time.



About Abacus Belsize Primary

A free school providing a new chapter in Belsize's education

Abacus Belsize Primary is a Free School. This means it is state-funded by Government but run independently of the local council. The school was formed five years ago by local parents with the support of CfBT Schools Trust and is open to children of all abilities.

The school is temporarily situated in Kings Cross. Rated 'Outstanding' by Ofsted and this year, ranking 1st out of all 42 Camden schools for Early Years outcomes, the school wants to develop a permanent home, within safe walking distance of its Belsize catchment area, for the benefit of the children and for many young families in the area.

Abacus Belsize is academically rigorous. It is staffed by fully qualified teachers and is inspected by the Department for Education and Ofsted. The school wants all its students to become confident learners, understanding the contribution they can make as global citizens and living lives that make a positive difference. Abacus encourages all its students to be creative, unique, open-minded and independent individuals, respectful of themselves and of others in their school, their local community and the wider world.

You can find out more about Abacus Belsize Primary at www.abacus-cfbt.org

You can find out more about Free Schools at www.gov.uk/types-of-school/free-schools

You can find out more about the CfBT Schools Trust at www.cfbtschoolstrust.com

Abacus Belsize – at the heart of the community

Abacus Belsize is a small, inclusive school, serving a socially diverse community. Before September 2013 there had never been a school specifically to serve the Belsize catchment area. The school opened under the Government's Free Schools Programme to help meet the local need for school places.

Created by the community, and for the community, parents, carers and community members are encouraged to take an active part in the students' education.

The school has searched extensively over the past six years to find a permanent home in the Belsize area, but without success. The disused Hampstead Police Station on Rosslyn Hill will be restored and repurposed to create a one-form entry school (210 pupils in total) for Abacus Belsize to bring outstanding educational opportunities to the area as well as offering new community facilities for local people.



History of Hampstead Police Station

A free school providing a new chapter in Belsize's education



Hampstead's first 'watchhouse' was built in 1708 but by 1748 it had fallen into disrepair, and a new one was built in Heath Street near its junction with High Street. In 1795, the watchhouse moved to the bottom of Flask Walk, where it stood with its two dungeons before being demolished in 1839.

Hampstead became part of S Division in the newly established Metropolitan Police Force and Hampstead's first real police station was opened at 9 Holly Place before moving in 1834 to the corner of Holly Hill and Heath Street. The police station was replaced again in 1870 by a new station on Rosslyn Hill next to the Soldiers' Daughters' Home, which in turn was replaced in 1913 by the existing station and magistrates' court at the corner of Rosslyn Hill and Downshire Hill.



Hampstead Magistrates Court

The building was designed by John Dixon Butler. Architect and Surveyor to the Metropolitan Police, Butler built 200 police stations and court houses in London, 58 still survive and 21, as here, are listed buildings.

Rosslyn Hill remained the busy and vibrant operational home of S Division for 100 years until the police station closed in 2013. It has been vacant since then.



A free school providing a new chapter in Belsize's education

What has changed?

We have made a number of significant decisions over the past 18 months that have led us to these new proposals.

What happened previously

As part of the Free Schools Programme, the Government's Department for Education (DfE) bought the old Hampstead Police Station site for the school. The first planning application, for a two-form-entry school (420 pupils), was refused permission primarily because it would have led to the overdevelopment of the existing buildings.

Since the first planning application was turned down, the School (and the DfE) has thought carefully how best to respond to the community feedback. The school has gone back to first principles and plans to stay as a single-form-entry school (210 pupils in total). This will better suit the school and its ethos, better utilise the Police Station building and be more sympathetic to the heritage of the building and the environment of the site.

The main changes we've made

1. Reduced pupil numbers by half from 420 to 210 – we will only ever be a one-form entry school with no room to expand
2. Better re-use of the existing building with no large rear extensions and only very limited infilling
3. Enhancements to the Listed Building to retain and restore its important features, inside and out
4. We want to stress our Car Free Policy. Every child, parent and staff member is encouraged to walk to school and they enjoy it
5. The reduced numbers allow the school to comfortably fit in the Police Station building. There will be no need for rooftop play area, significantly reducing potential noise
6. With some room to spare, we will be able to create new, affordable community facilities in the north wing and share these with local people

The search for a new home

There is a reason there has never been a primary school in Belsize – there is nowhere to put one! We really have scoured every street in our catchment area over the past six years and unfortunately have not been able to find the right site. We would have loved somewhere in the heart of the community we aim to serve, but the Police Station was the nearest, best building we could find. We have undertaken a collaborative site search with local Hampstead residents which identified 13 sites, however none of these were either available, affordable or suitable for development.

Moving forward

We have been talking to local groups and residents' organisations and would now like to work more closely with the wider local community to provide a site that will both serve the needs of the school and positively contribute to the local community. The school has carefully considered the reasons for the initial planning refusal and, with your help and support, we very much hope our new plans answer questions around the sensitive development of the building.

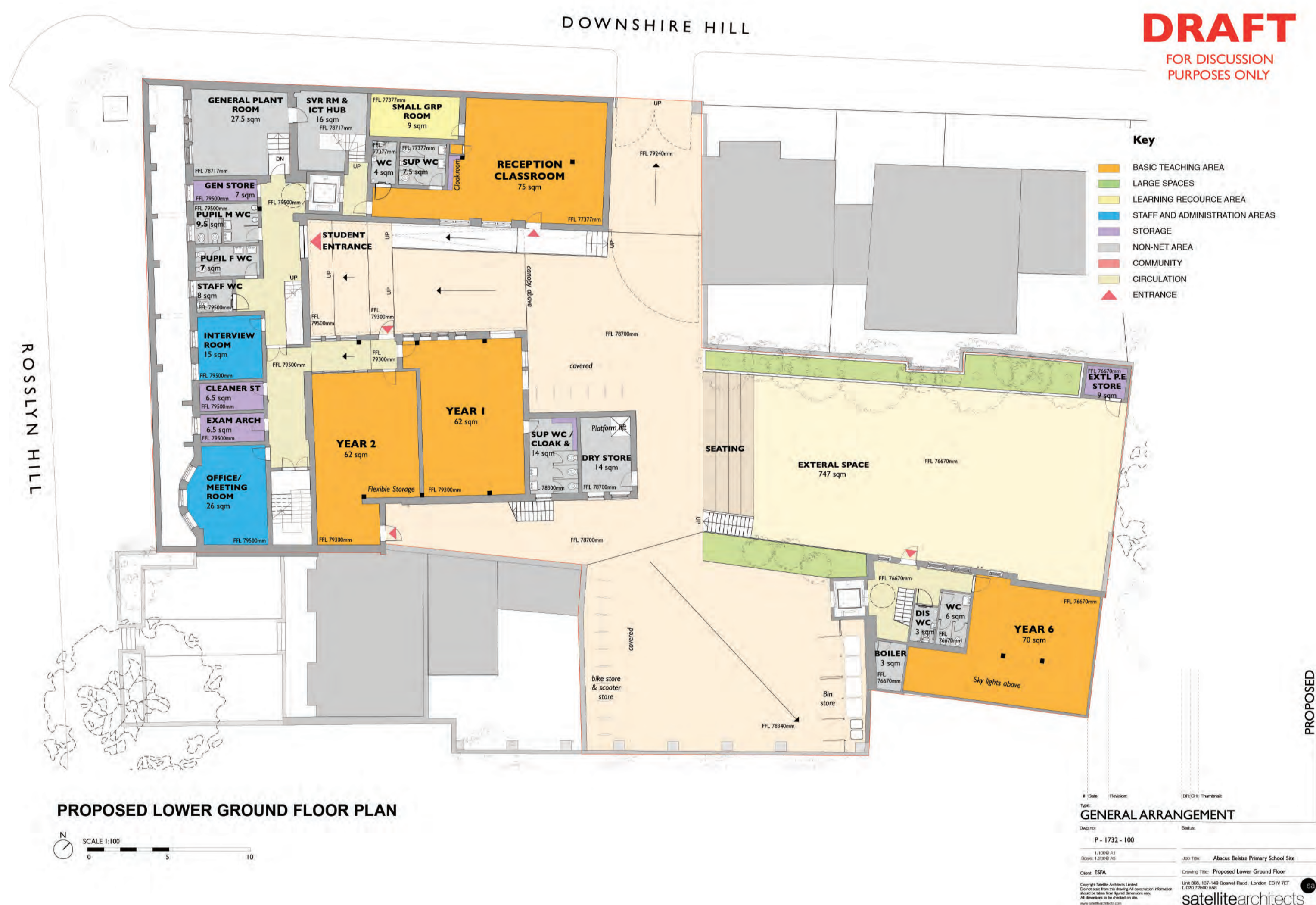
Our Proposals

A free school providing a new chapter in Belsize's education

Across the next four display boards we have set out how we plan to make best use of the Police Station building to create a permanent home for our school.

Lower Ground Floor

Because of the slope of Downshire Road the rear of the building opens directly onto what will be our playground. Most of our year groups will have direct access from their classrooms into the play space and open-air learning areas.



You can see from the plan that the youngest, Reception class, together with Years 1 and 2, all have their classes on this floor. The older children in Years 5 and 6 will have their learning in the converted stable block to help them prepare for the transition to secondary school.

Our Proposals

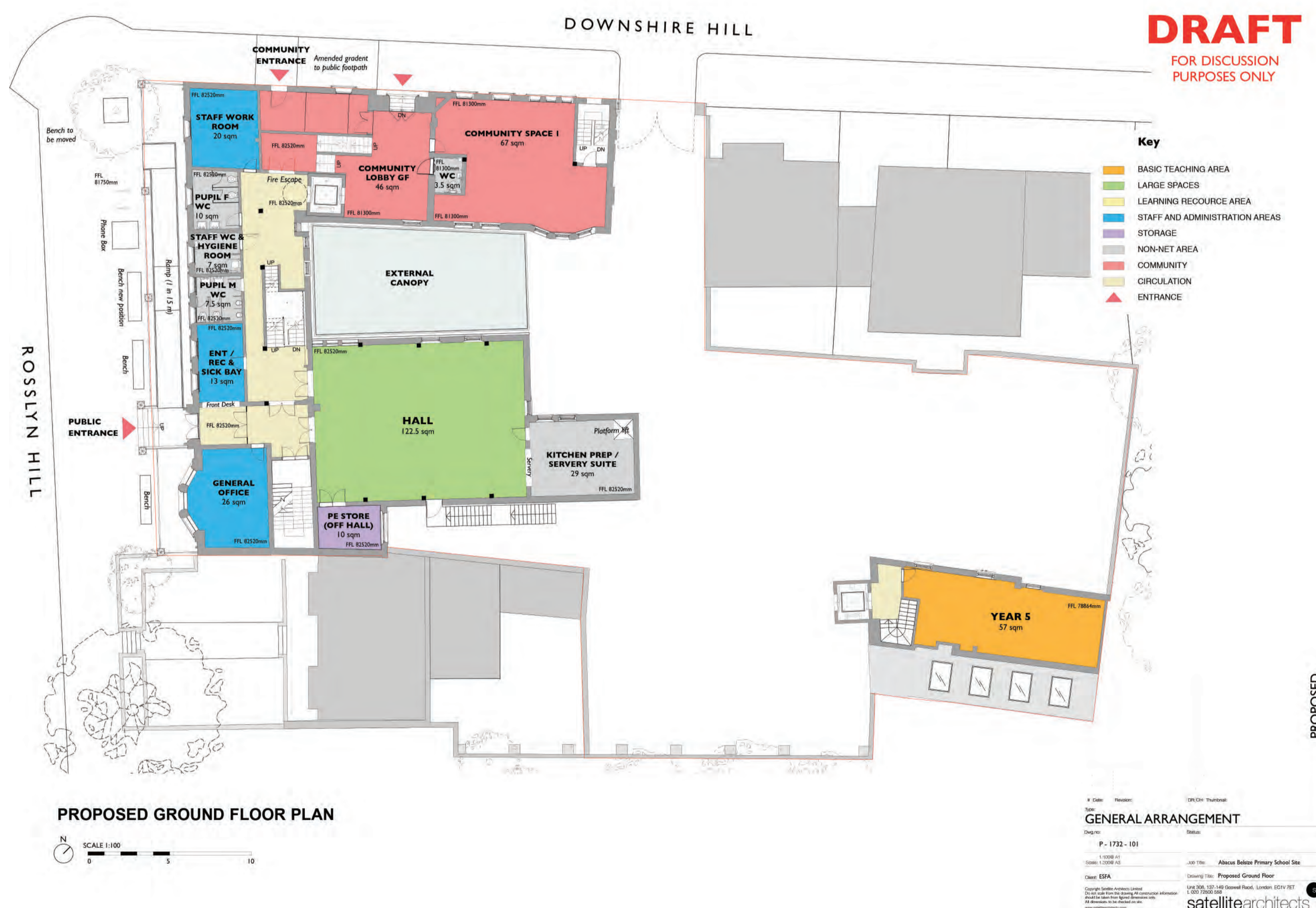
A free school providing a new chapter in Belsize's education

Main Ground Floor

The principal ground floor of the building will accommodate the school's reception area and administration offices, together with the main school hall.

The main entrance to the school will be through the existing front doors on Rosslyn Hill. To aid access the existing steps will be moved slightly forward and a ramp subtly introduced behind.

The 'north wing' of the building will be converted for community use and will be entered off Downshire Hill so that it can be used completely separately from the school. A slight alteration to the gradient of the pavement will allow for full disabled access directly from the street.



Our Proposals

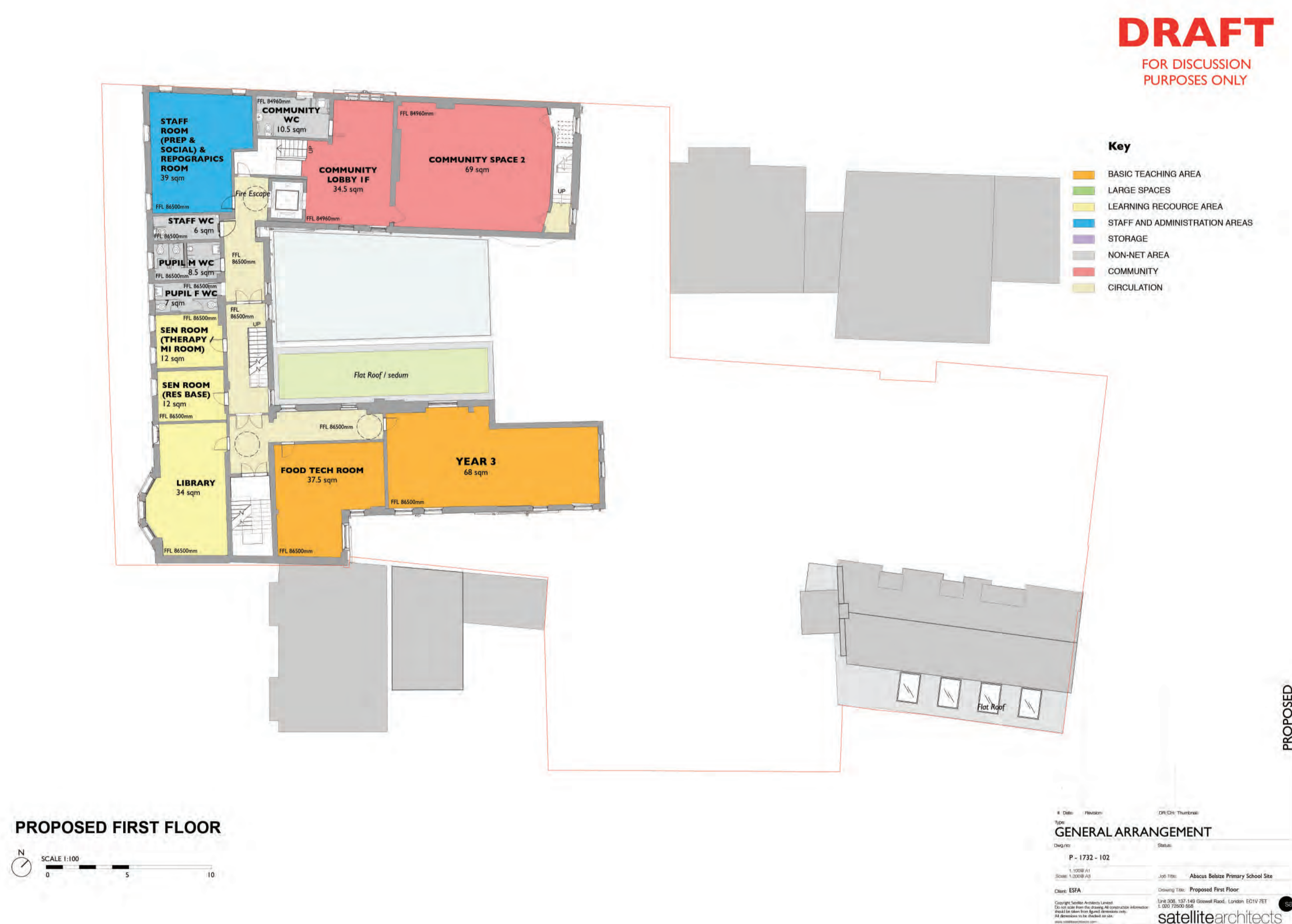
A free school providing a new chapter in Belsize's education

First Floor

We have of course ensured there is full access for children and staff of all abilities to all parts of the building. There is a lift at the northern end of the building providing full access to all floors.

The first floor will be home to Year 3, the Library, the Staff Room and a number of specialist learning facilities.

The community space will extend to this floor, including the refurbished old Magistrates Court Room.



Our Proposals

A free school providing a new chapter in Belsize's education

Second Floor

On the top floor of the building will be the Year 4 classroom and a smaller school hall that will provide a flexible space for a variety of teaching uses.



A free school providing a new chapter in Belsize's education

Importantly, the first thing we can tell you is that, apart from sprucing it up, this view of the existing building will not change. All the original features, all the entrances and windows, the roof and brickwork will remain just as it has been for the past 100 years.

We are however making one concession to the 21st Century. We plan to bring the original steps up to the main entrance forward and introduce a ramp behind the front railings to give wheelchair access through the front door.



Internally

The police made a great many changes to the internal layout and uses of the building as their needs evolved over 100 years. However, important feature staircases will be retained and restored, and where we can strip things back and enhance the original fabric we will. There will be some more changes to the courtroom to make it into a usable space, but these will maintain the character of the space.



To the rear

There have been a lot of interventions to the rear of the building over the years. We want to strip away a lot of these rather ugly additions and restore the building to its former glory. As it opens on to what will be both the playground and an outdoor learning area it is important that the children have a pleasant environment to be in but also that we do our best to refurbish the original building as best we can.

The one-time stable block at the back of the property will become classrooms for our 5th and 6th year children and this building, all part of the overall listed structures, will also be fully restored and repurposed.



Heritage Assessment

We have worked closely with the Council's Conservation Officer and Historic England to ensure that the historic fabric and important heritage features are respected, retained and restored. A thorough and fully updated assessment of the listed building was conducted earlier this year and signed off by Historic England.

We walk to school

A free school providing a new chapter in Belsize's education



One of the issues from our first application, that concerned some local residents, was that a school at the junction of Rosslyn Hill and Downshire Hill might generate car traffic.

We are of course aware that there are a number of private schools in the area. Some people's experience of these schools is that children are driven to school by car, often over long distances. But that does not apply to Abacus Belsize, we are a local school for children who live down the hill in Belsize. By the time the school opens all 210 pupils will come from the catchment area – a typical journey will be about a kilometre or so.

At the moment every teacher at Abacus, every member of staff, comes to school by public transport or bicycle – none drive.

The school has a firm 'walk to school' and 'green travel' policy. There will be 'walking buses' organised by parents and at school, the children are taught about why 'green transport' is important to their local environment and our planet's future.



Nearly all of the children currently at the school are bused to our temporary location, and all of them walk to the bus collection points. Many of the children wrote about how they walk and scoot, or ride a bike and take the bus. It helps them (and their parents) to keep fit and they like how it's nice to meet people on the way and see new things.

We cannot promise that occasionally someone may drive a child to school but, because of where they live, for most parents driving would be inconvenient. A recent survey of school families showed that many do not own a car and all were committed to following the school ethos of green travel and walking to school.

Next steps

A free school providing a new chapter in Belsize's education

As we have developed our thinking and revised our plans over the past 18 months, we have worked closely with council officers, and had more detailed discussions with a number of local representative organisations and close neighbours.

We will now take some time to consider the feedback we receive during this public exhibition before we draw up our final plans and submit our planning application.



Outline timetable

Developer Forum – a public event organised by Camden Council to consider our proposals before the formal planning application

Early to mid-Novemeber 2018

Planning application submission

Early January 2019

Formal Council consultation and consideration of our plans

Janurary - April 2019

LB Camden vote on accepting the application February/March 2019

April/May 2019

Restoration of the Police Station and conversion to the school approximately 18 months to 2 years

Abacus Belsize Opens on Rosslyn Hill

During 2021



Thank you

A free school providing a new chapter in Belsize's education

Now have your say ...

Thank you for your time and for taking an interest in our plans to make a permanent home for Abacus Belsize Primary at the old Police Station.

Please be sure to leave us with your thoughts and comments before you go. There are paper copies of our survey questionnaire for you to complete while you are here. Or, if you prefer, you can complete the questionnaire online and leave us your comments from the comfort of your own home.

Please go to www.isupportabacus.org and follow the links.



Thank you once again and we look forward to the prospect of a new school for our children.



Appendix 2 Exhibition Flyer

Invitation to a public exhibition

Abacus Belsize Primary School is talking to the local community to help shape the future of the school and the disused Hampstead Police Station.

Public Exhibition Dates

Thursday 4 October 13:15 - 15:15

Friday 5 October 15:00 - 19:00

Saturday 6 October 12:00 - 15:00

The School

Abacus Belsize Primary is a local school temporarily situated near Kings Cross. Rated 'Outstanding' by Ofsted and ranked 1st in Camden in 2018 for Early Years out of all 42 primary schools, the school wants to develop a permanent home for the benefit of the children and people of Belsize and Hampstead.

This inclusive, single-form-entry (210 pupils) community school is keen to bring outstanding educational opportunities closer to the area it serves, to offer new facilities for the community and to breathe fresh life into the disused Police Station on Rosslyn Hill.



What happened previously

As you may be aware, the Government's Department for Education (DfE) bought the old Hampstead Police Station site for the school. The first planning application, for a two-form-entry school (420 pupils), was refused primarily because it would have led to the overdevelopment of the existing buildings.

Since the first planning application was turned down, Abacus Belsize Primary (and the DfE) have reflected carefully on how best to respond to the Council and community feedback. The school has gone back to first principles and plans to stay as a single-form-entry school (210 pupils) to better utilise the Police Station building. This approach will better suit the school and be a far more sympathetic solution for the historic building and the environment of the site.

The design changes we've made

1. Reduced pupil numbers by half from 420 to 210
2. Re-use of the existing building with very limited infill extension
3. Enhancements to Listed Building retaining important original features
4. Transport improvements – Car Free Policy / Walk to school plan
5. Reduced noise - no rooftop play area

**Come and see the full
proposal details at the
public exhibition**

**See back for dates and
times**

Invitation to a public exhibition

Moving forward

The school has been talking to local groups and residents organisations and would now like to work more closely with the wider local community to provide a site that will both serve the needs of the school and positively contribute to the community and local environment. The school has carefully considered the reasons for the initial planning refusal and with comments from local residents has drawn up a new plan that it hopes answers questions around the sensitive development of the buildings and concerns regarding travel arrangements for children.

The school has undertaken a series of meetings and workshops with some of those most closely involved with the original application. Building on their feedback and our revised thinking, the school has developed some new draft plans which it would like to share with the community for their comment at a public exhibition.

Public Exhibition

Please come and meet the school and its professional team and see the new plans at the old Hampstead Police Station site on **Thursday 4 October**, **Friday 5 October** or **Saturday 6 October**. Timings and details can be found in the box below and on the school's project website www.isupportabacus.org.

The exhibition is a great opportunity to review the plans, look at the new ideas and to feedback your thoughts to ensure Abacus Belsize can make the best use of the site.

"The school, and government funding agency, passionately wants to work with local people to ensure together we create a space that benefits local children and serves the community's needs. We very much would like your thoughts and input so please come and meet the team and see our new plans at the public exhibition."

Headteacher, Vicki Briody - Abacus Belsize Primary School

Public Exhibition

Belsize Community Library, 8 Antrim Grove NW3 4XN

Thursday 4 October 13:15 – 15:15

Hampstead Police Station NW3 (Downshire Hill entrance)

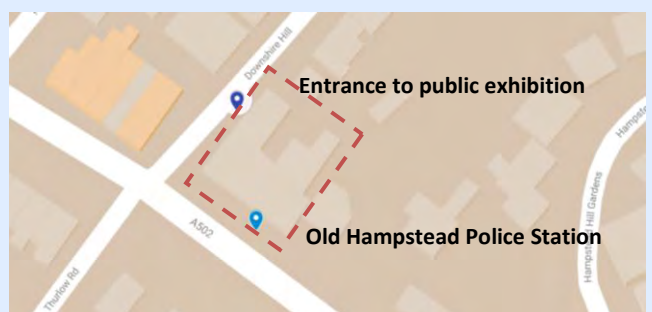
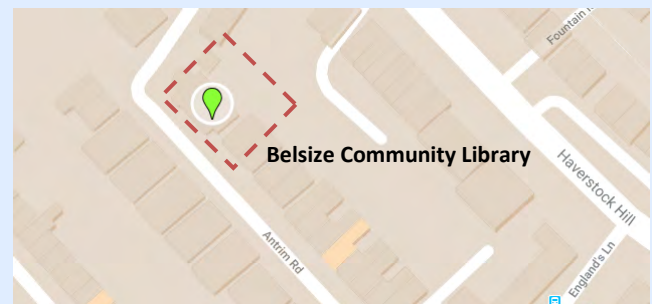
Friday 5 October 15:00 - 19:00

Saturday 6 October 12:00 - 15:00

To find out more about the exhibition, the school and what is different about the new plans, please join us at the exhibition or visit our websites:



abacus-cfbt.org

www.isupportabacus.org



Appendix 3 Survey Questionnaire

This Feedback Survey Form was used to gather community views and comments on the new proposals for the school site at the former Police Station during and following the public exhibition events 4th – 6th October 2018. Physical forms were available to those attending the exhibition sessions and the same survey was available online at www.isupportabacus.org until the end of October 2018. The survey was publicised in the first community newsletter and during the public exhibition.

		A free school providing a new chapter in Belsize's education CfBT Schools Trust	
Exhibition 4 - 6 October 2018			
<p>Thank you for taking the time to visit our exhibition. We would be very grateful if you could leave us with your comments before you go by completing this short questionnaire.</p> <p>If you would like us to keep you informed about the progress of our plans, please leave us with your name, address and email (your details will of course remain confidential).</p>			
Name:			
Address:			
Email:		Phone:	
<p>I want to see the deteriorating old Police Station on Rosslyn Hill fully restored and used.</p> <p><input type="checkbox"/> Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree</p>			
<p>A state school for Belsize-based children is a good use for this site.</p> <p><input type="checkbox"/> Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree</p>			
<p>The development should not expand beyond the existing buildings and be in keeping with the Grade II Listed Building.</p> <p><input type="checkbox"/> Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree</p>			
<p>With children being able to walk to school, this will be a sustainable development.</p> <p><input type="checkbox"/> Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree</p>			
<p>The local community will benefit from having access to new dedicated space in the north wing.</p> <p><input type="checkbox"/> Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree</p>			
<p>A public building for 100 years, the Police Station should be kept in public ownership and use.</p> <p><input type="checkbox"/> Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree</p>			
<p>Please add your own comments in the space on the back of this page.</p>			
abacus-cfbt.org			

Please feel free to add your own comments below ...

A version of this survey form may be completed online at www.isupportabacus.org

Please be sure to leave us your name and contact details on the front. Rest assured your details will remain safe and confidential.

Please hand your completed questionnaire to one of our team at the exhibition; or email your comments to: headteacher@abacus-cfbt.org

Thank you again for taking the time to visit our exhibition and for completing this questionnaire.

Appendix 4 Ham and High Advertisement



PUBLIC NOTICES

Legal and Public Notices

**LONDON BOROUGH OF HARINGEY
TOWN AND COUNTRY PLANNING ACT 1990
AND COUNTRY PLANNING (DEVELOPMENT
MANAGEMENT PROCEDURE) (ENGLAND) ORDER
PLANNING (LISTED BUILDINGS AND CONSERVATION
AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION
AREAS) REGULATIONS 1990**

In order to view the full application details and submit comments please visit the Haringey website. Hard copies of all plans related to the Hornsey Town Hall submitted with the application are able to be inspected by the public at all reasonable hours until 5th September 2017 at: 6th Floor, River Park House, 225 High Road, Wood Green, London N22 8HQ

Affecting Conservation Area

45 Birchington Road N8 8HP (HGY/2018/3475)
Demolition of existing side extension and section of rear masonry facade at ground floor level. Construction of new side return extension

Land at rear of 678-682 High Road N17 0AE (HGY/2019/0092)
Erection of three storey building to provide 3 x residential units (1 x 1 bed, 1 x 2 bed & 1 x 3 bed self-contained flats).

Flat A 97 Rosebery Road N10 2LD (HGY/2019/0124)
Removal of existing and erection of replacement single storey ground floor rear extension.

37 Lansdowne Road N10 2AX (HGY/2019/0150)
Proposed dormer conversion, including three windows and two roof lights. To also raise the height of the ridge.

290 High Road N15 5AJ (HGY/2019/0165)
Retention with alterations of 2 x refrigeration condensing units at rear.

Affecting Listed Building

1 High Point 1 North Hill N6 4BA (HGY/2019/0141)
Replacement of gates at the end of North Road (access Road), upgrade of boundary fence with 65 & 67 North Road and erection of a CCTV support pole

Major Application

Ashley House Ashley Road N17 9LJ (HGY/2019/0108)
Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace

Harris Academy Tottenham Ashley Road N17 9DP (HGY/2019/0111)
Variation of condition 2 (approved drawings) attached to planning permission HGY/2018/0745 (which approved variations to original permission HGY/2015/3096)

**Town and Country Planning (Development
Management Procedure) (England) Order 2015
NOTICE UNDER ARTICLE 13 OF APPLICATION
FOR PLANNING PERMISSION**

Proposed Development at:
Rear Service Access and 13-16 Grand Parade, London N4 1LA
Take notice that application is being made by:
Monte Properties, Mr Kyriacos Pattichi
For planning permission to:
Reconfiguration to existing 7 flats on upper floors together with rear extensions to 1st and 2nd floors and rear dormer window to create 8 flats alterations to elevations. Extension to ground floor commercial retail unit with alterations to elevations to Salisbury Road, including new shop front. Alterations to planning permission HGY/2017/1425 for the erection of a 3 storey building to create two, 2 bedroom flats, and ancillary facilities, service area, and refuse facilities fronting Salisbury Road

Local Planning Authority to whom the application is being submitted: London Borough of Haringey
Local Planning Authority address: Planning Department, River Park House 225, High Road, London N22 8HQ
Ref No. HGY/2018/1498

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.
Signatory: Mr Frixos Kyriacou
Date: 22-01-2019

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

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**DEREK THYNNE
INGRAM (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 5 Wyndham Mews London W1H 2PN, who died on 17/06/2018, are required to send particulars thereof in writing to the undersigned Solicitors on or before 05/04/2019, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.
WGS SOLICITORS
133 Praed Street
London W2 1RN
T548871

**MARIA PIERRE
(Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 28 Westbourne Court Orsett Terrace Paddington London W2 6JT, who died on 28/12/2017, are required to send particulars thereof in writing to the undersigned Solicitors on or before 05/04/2019, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.
ASHTONS LEGAL
Chequers House
77-81 Newmarket Road
Cambridge CB5 8EU
T548779

**ANNE-MARIE MARTHE
SANDLER (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of Flat 1 Park View 83-86 Prince Albert Road St John's Wood London NW8 7RU, who died on 25/07/2018, are required to send particulars thereof in writing to the undersigned Solicitors on or before 29/03/2019, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.
HUNTERS SOLICITORS
9 New Square Lincoln's Inn
London WC2A 3QN
T548633

**MARGARET ANNE LOWER-HILL
(Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of Flat 1, 258 Elgin Avenue, Maida Vale, London W9 1JR, who died on 31/10/2016, are required to send written particulars thereof to the undersigned on or before 01/04/2019, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.
Ronald Fletcher & Co LLP,
243 Elgin Avenue, Maida Vale,
London W9 1NJ,
Ref: ASV/VHF702.1

**ROAD TRAFFIC REGULATION ACT 1984 – SECTION 14(1)
– TMO175**

The Council of the London Borough of Haringey has made the Temporary Traffic Order described below:-

The Bank N6	
Reason for 14(1) Order – Amendment of Parking Controls	
Operational dates	General Effect of Order
Date: 25-01-19 Times: 08:00 to 18:00	Suspension of parking place located outside Channing School, The Bank N6 No waiting/loading/unloading

The provisions of the Order shall apply ONLY at such times and as directed by traffic signs. For road closures, alternative routes will be directed by traffic signs. Access will be maintained where possible. For more information contact – 0208 489 1300 or visit our website at www.haringey.gov.uk/streetworks.

Date: 24th January 2019

TLT Solicitors,
One Reddill Street, Bristol BS1
6TP, Ref: LW24/102088/75



**THE CAMDEN (PRESCRIBED ROUTES) (NO. 1) TRAFFIC ORDER 2019
THE CAMDEN (WAITING AND LOADING RESTRICTIONS) (CIVIL ENFORCEMENT AREA) (AMENDMENT NO. 94) TRAFFIC ORDER 2019
THE CAMDEN (PARKING PLACES) (CA-L) (AMENDMENT NO. 10) TRAFFIC ORDER 2019**

Notice is hereby given that the Council of the London Borough of Camden proposes to make the above Orders under Sections 6, 45, 46, 49 and 124 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, as amended. The general nature and effect of the order are:

Brecknock Road / Fortress Road, NW5

Prohibit the left-turn from Brecknock Road into Fortress Road.
Extend double yellow line restrictions on the south-west side of Brecknock Road from the south-eastern wall of no. 235 to the south-eastern wall of no. 229.

Red Lion Street, WC1R / Lamb's Conduit Street, WC1

Additional waiting and loading controls to be implemented along both streets and at junctions with side streets. In Red Lion Street, waiting restrictions commencing at 8.30am on Mondays to Fridays will be extended to commence at 7am. Loading bans will be introduced on the west side of Red Lion Street between 7 - 10am and 4 - 6.30pm, Mondays to Fridays except in the immediate vicinity of junctions with Princeton Street, Sandland Street and Eagle Street where 24-hour waiting and loading restrictions will be introduced. Loading bans will also be implemented on the west side of Lamb's Conduit Street between 8.30 - 10am and 4 - 6.30pm, Mondays to Fridays with 24-hour waiting and loading prohibitions in the immediate vicinity of the junction with Great Ormond Street, Dombey Street, Richbell Place and Theobald's Road.

Willes Road, NW5

Revoke 5-metre length of permit holders reserved space outside no. 54 Willes Road.
Extend permit holders parking place in Inkerman Road by 5 metres north-eastwards at side of no. 31 Willes Road.

Copies of the proposed orders and the Council's Statement of Reasons for proposing to make the orders may be inspected / obtained by contacting traffic.orders@camden.gov.uk or at the council's offices at 5 Pancras Square, N1C 4AG. Any person wishing to object or make representations in respect of the proposed orders, should send comments in writing, giving reasons for any objection to TransportConsultations@camden.gov.uk or by post to the Director of Regeneration & Planning, Supporting Communities Directorate, Camden Town Hall, Judd Street, London WC1H 9JE, to be received by the end of 14 February 2019.

Peter Mardell - Head of Parking Operations
24 January 2019



**CAMDEN DEVELOPMENT MANAGEMENT FORUM
HAMPSTEAD POLICE STATION, ROSSLYN HILL, NW3**

Find out about a redevelopment proposal for the former Hampstead Police Station, Rossllyn Hill, NW3

Date: Wednesday 30 January
Time: 7pm to 9pm
Place: Pax Lodge, 12c Lyndhurst Road, NW3 5PQ

The proposal:

Change of use from police station (sui generis) to a one-form entry school (Use Class D1) and community use (also D1) including the partial demolition and extension to the rear and associated works.

This current pre application proposal follows a previous application, reference 2016/1590/P, for a change of use to a two-form entry school with extension which was refused planning permission on 9.8.16.

The purpose of the meeting is:

- to discuss the proposal before a planning application is made;
- to give local people the opportunity to ask questions and give their views on the proposals as they stand at this stage

Everyone is welcome to attend.

A planning application has not yet been received from developer for this site. If one is submitted in the future the Council will publicise and consult on the application in the normal way.

Contact

- Tel 020 7974 1797
- E mail planning@camden.gov.uk

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Appendix 5 Development Management Forum Meeting Minutes

Development Management Forum

Site: Former Hampstead Police Station, Rossllyn Hill, NW3

Date: Wednesday 30 January 2019

Summary of points raised, questions asked and answers given.

Need, location and school use

Concern about the potential impact on existing schools in Hampstead and the need for a further primary school given falling rolls and low birth rates.

Site location is outside the catchment area – there are other more suitable buildings currently on the market, a site within the catchment area should be sought plus the search outside of the catchment area should be widened.

If other sites have been considered and dismissed are the assessments of those sites public?

Is the current property a compromise building for a school?

Concerns that the school could expand and increase the roll from the current 210 capacity.

Answers

The need arises because there are no existing secular state schools within the Belsize Park catchment area. The search began 10 years ago. The school has been open for 6 years and forms part of Camden's base planning, it offers a choice for Belsize Park families.

At time of purchase 70+ site searches had been considered, including The Hoo and Belsize Fire Station (5 years ago), but none were suitable. The search has included a wider area outside the catchment area.

Belsize Fire Station is ideally located within the catchment area but is a Grade 2* listed building, the required alteration works would destroy the historic character of the building.

The Hoo, 17 Lyndhurst Gardens, NW3 is on the edge of the catchment area and 200m from the police station, it has the right floor plate for a 1 form entry school but the required conversion could not be achieved as it is also a listed building

Of the building assessments 14 have been shared and the DfE will provide more – request by email.

In terms of suitability, Hampstead Police Station was designed with public access, it requires one small extension and limited demolition to convert to school use.

Regarding the possible increase, in the future, in the number of pupils there is no physical space within the building to accommodate more children. There are no plans to increase from 1 form to 2 form entry.

Transport

Significant concern about the transport impact of school use, particularly parents driving to drop off and collect children.

Whilst the building was operational as a police station there was limited transport impact, the figures of police vehicles with potential parent vehicle movements are not comparable.

Doubts expressed that the aims of the proposed Green Travel Plan will be achievable and queries about what sanctions are proposed if parents do drive to school.

Recent surveys show that 30% drive to school in the area.

Specific question about the number of coaches the school will be using per year.

Air quality in the area is currently poor exceeding legal limits, an increase in traffic will adversely impact air quality and pupils.

Answers

Car ownership – 50% of parents do not own a car.

The existing Green travel Plan is monitored - 95% of pupils are not driven to the current school location, the same percentage as the previous site at Hampstead Town Hall.

There will be no parking spaces provided on site either for staff, visitors or parents. There is a strong ethos and message given out to parents that driving to school is not acceptable, staff work with parents to ensure other modes of transport are used.

There will be one coach trip per year as now.

The applicant has not assessed vehicles and transport for the private schools in the area but have figures from the current site at Kings Cross and the former site at Hampstead Town Hall.

The Green Travel Plan will have to be agreed between the applicant and the Council as part of the S106 agreement. It will be a legally binding agreement with powers to enforce. A draft S106 can be provided to interested parties prior to agreement.

The school will have a closed mechanical ventilation system which will not allow air from outside the building into the school.

B1 business use

Questions regarding the operation of the business space, which type of business, how much space, how will it be managed?

Answers

The space will be [B1 Business](#) which is office, research and development of products and processes, light industry appropriate in a residential area. The total area is 297m²

There are 4 rooms which will be refurbished and offered as blank canvases. The units are separated from the school, they will be managed by the school with profit going to the school. There will be no parking spaces provided with the B1 units.

The Council can apply conditional controls on the use of the units.

Heritage

The building is listed – what alterations are proposed?

What alterations are proposed to the stable block?

Answer

The building is grade II listed. The large extension from the previous application is not part of this proposal. Under the proposals, they would remove a lot of the clutter from the rear elevation. They have been working with one of the Council's conservation officers. An access ramp will be installed in the front lightwell.

It is proposed to install rooflights in the stable block.

Main planning considerations, reasons for refusal of previous scheme and timetable

Attendees wanted to understand what are the main planning considerations and why. When is an application likely to come forward and how can they find out more information?

Answers

The school use was not a reason for refusal of the previous application. It is likely that an application will be submitted within 13-15 weeks.

Residents and groups can be alerted to the receipt of a planning application by signing up to email alerts at <https://contact.camden.gov.uk/planning-search/> using the search term "hampstead police station".

The meeting ended at 9pm.

Appendix 6 Developer's Forum Meeting Minutes

Development Management Forum

Site: Former Hampstead Police Station, Rossllyn Hill, NW3

Date: Monday 25 March 2019

Issues raised:

When is submission expected?

- May 19

Is there a need for a school, given falling school places and less funding for schools?

- Not a new school, already serves the area (for the last six years) and already taken into account in place planning.
- Expected that for the second year all pupils from reception year intake will come from within the school's catchment area.

Transport concerns

- Currently there are two buses that leave at 8.30am, and a third mini-bus at Kilburn which take pupils to the school's temporary site (Camley Street). The address of the bus stops and numbers of children to be provided to planning officers for circulation.
- School is willing to sign up to car-free s106.
- There will be no school buses serving the permanent site – buses are only to serve the existing temporary school site. Coaches will be used twice a year for trips outside London – Hampstead Heath car park would be used for that. School willing to have s106 obligation that coaches will not be used, except for out of London trips.
- School code of conduct and Travel Plan would be used to discourage parents from driving to school. A local resident will be offered a place on the Annual Travel Plan Review Group.
- Servicing c. three/four trips per week, school cooks fresh on site. The current gates on Downshire Hill would be used for managed deliveries. Regarding air quality; Fitzjohn's Road data used and extrapolated, playground meets standards. Inside the building, rooms fronting Rossllyn Hill and Downshire Hill would be mechanically ventilated with natural ventilation to rooms to the rear.

Amenity

- Landscaped barrier would be planted for privacy and safeguarding; c.1m away from the boundary wall.

Future expansion of school

- Concerns that neighbouring building and proposed B1 space could be used for school, residents pushing for B1 space to be sold off, further planning applications could come forward in the future.
- Adjoining former police house building would be sold off once the works to the former Police Station have been completed.
- B1a business space would be rented out by school.
- Any future expansion would require planning permission. The school states it has no plans to go beyond 1FE and that planning permission has previously been refused for a 2-form entry school at the site.

Agreed obligations for a Section 106 agreement (should permission be granted)

- Limit to pupil numbers (210)
- Residents would be on governing board.
- Construction management Plan (CMP)
- Servicing Management Plan (SMP)
- School Travel Plan
- Car free.

End



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