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2019/2375/P and 2019/2491/L
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6th September 2019

Dear David,

**FORMER HAMPSTEAD POLICE STATION, ROSSLYN HILL, LONDON NW3 1PD
IN RELATION TO APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT**

This letter addresses the Air Quality, Topographic Levels, Energy, BREEAM, Accessibility, and Educational Need queries raised by Camden Council. The project team have carefully reviewed the requests and, where feasible, have undertaken amendments. We hope that the information provided alongside this cover letter will satisfy and resolve the queries raised.

Documents Enclosed

- REC Ltd Response to Air Quality;
- Proposed Ventilation & Cooling Layout Lower Ground Floor (Drawing Ref: 5004713-RDG-XX-LG-PL-M-4301-F)
- Proposed Ventilation & Cooling Layout Ground Floor (Drawing Ref: 5004713-RDG-XX-00-PL-M-4301-G)
- Proposed Ventilation & Cooling Layout First Floor (5004713-RDG-XX-01-PL-M-4301-G)
- Section BB' (Topographic levels) (Drawing Ref: P-1732-251F)
- Revised Energy Report by Ridge;
- Revised BREEAM Pre-Assessment by Ridge; and
- Jane Simpson Accessibility Response.

Air Quality

In response to Katherine Frost's (Camden Sustainability Officer) queries raised on the 28th June 2019 and 16th July 2019, REC Ltd have produced a Technical Note which addresses the queries and illustrates that air quality cannot be considered grounds of refusal because, the recommended air quality mitigation measure is proposed (mechanically ventilated lower and ground floors). This response has been submitted alongside this cover letter.

The Proposed Ventilation and Colling Layout Plans for the Lower ground, ground and first floor have been amended to achieve the ventilation in Reception, Year 1, Year 2, and Year 3 Classrooms and the Hall.

Drawing Name	Superseded	Proposed
Proposed Ventilation & Cooling Layout Lower Ground Floor	5004713-RDG-XX-LG-PL-M-4301 Rev E	5004713-RDG-XX-LG-PL-M-4301 Rev F
Proposed Ventilation & Cooling Layout Ground Floor	5004713-RDG-XX-00-PL-M-4301 Rev F	5004713-RDG-XX-00-PL-M-4301 Rev G
Proposed Ventilation & Cooling Layout First Floor	5004713-RDG-XX-01-PL-M-4301 Rev F	5004713-RDG-XX-01-PL-M-4301 Rev G

Please be aware that approval has been made on Issues 1 -4, as set out in her email on the 16 July 2019. For clarity, Abacus Belsize Primary School currently achieve Bronze STAR for sustainable modes of transport and will be targeting Gold when located in the new premise.

Topographic levels

Please refer to Section BB' (Topographic levels) (Drawing Ref: P-1732-251F) enclosed which provides an illustration of the existing and proposed levels.

Energy Statement and BREEAM

The Energy Statement and BREEAM Pre-Assessment have been revisited, as requested by Katherine Frost. The revised energy efficiency results in an energy betterment of 87%, compared to the existing site. Further to this, the renewable energy section of the report has been updated to note the inclusion of the air source heat pump on the second floor, which was included in the original proposal. AS well as, providing further justification for the inability to included other renewable sources due to the layout of the building and restrictions caused by the listing of the building and location with a conservation area.

The BREAAAM Pre-Assessment was reconsidered and established that the scheme is able to achieve 'Very Good' as requested by Katherine Frost. For more detail please refer to the Pre-Assessment which is enclosed in this submission.

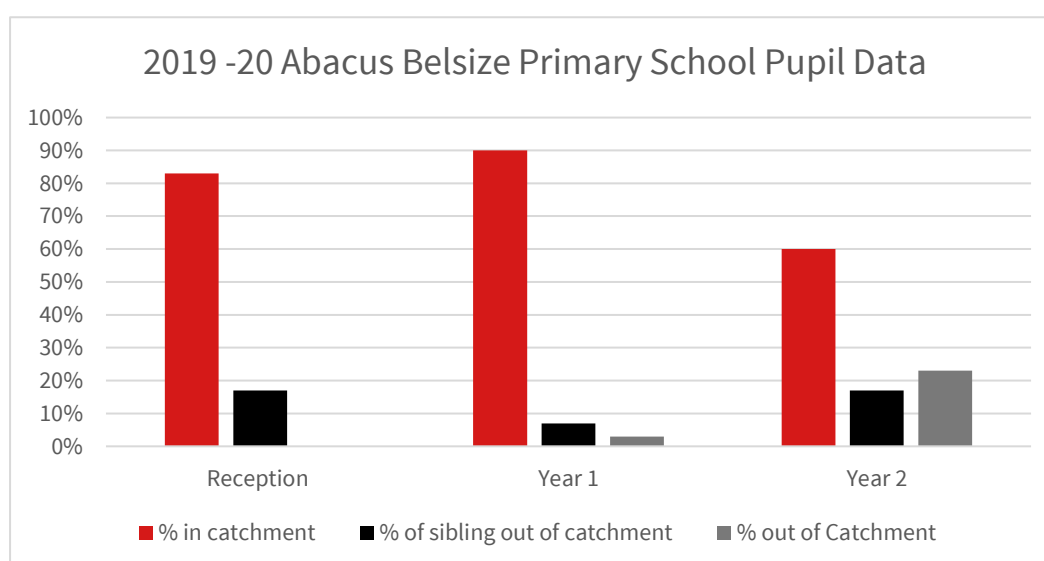
Access

In response to Philippa Jackson's (Camden Accessibility Officer) comments please find a note from Jane Simpson, which highlights the reasons and compliance for the accessibility of the scheme.

Educational Need

We would like to clarify that for the past 3 years of Reception admissions no place has been offered to any child outside of catchment for the start of September who does not live in catchment. The only exceptions have been for those with an older sibling in the school, Looked After Child (which, in common with every state school, the school accepts regardless of catchment) or child of a member of staff.

The school has been taking admissions for 7 years now, so there are still siblings of early pupil intakes that were accepted from outside of the catchment area. By the time the school moves to its permanent site, it is likely that many of these children will have left the school. The percentage of children from catchment is therefore likely to move even



closer to 100%. Table 1, on the follow page, illustrates that the percentage of pupils from Abacus Belsize Primary School Pupil 2019-20 data.

This is a state school offering an outstanding education to local children. Given the proximity of the children, unlike private schools in the area whose catchment areas may be wider, it is therefore very unlikely that driving a car to the school will be an attractive option for any parent. All parents are also asked to agree to Abacus' walk to school policy.

Please note that details to satisfy your further queries are currently being finalised and we aim to issue these to you next week.

Should you have any queries, please do not hesitate to contact Tim Byrne of these offices on 0207 087 5478.

Yours sincerely,

A handwritten signature in dark ink that reads 'T Byrne'.

Tim Byrne

Director - Planning, Development & Heritage

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