Dear Inspector,

I am writing on behalf of the governors of the Rosary Catholic Primary School NW3 to raise further objections to the transformation of the Old Hampstead Police Station into a Primary School Site.

I have read several submissions by other governors raising objections and I agree with them I would also like to add two further matters.

1. A :In the Abacus Submission it sets out the geography of the existing school in the new building. The Reception , Year 1 and Year2 will be situated on the lower ground floor. I believe that the lower ground was where the police cells were situated. These classrooms will have very little natural light and will look out onto a courtyard covered with a canopy. The children will have artificial light throughout the day.

B: The pollution levels in NW3 are one of the highest in the borough of Camden. Abacus envisages a ventilation system for the lower floor. In the light of Covid and of the general health and wellbeing of the pupils and staff, it seems ill-advised that to have young pupils in classrooms with unnatural light and processed air.

C: The government wishes schools to be inclusive. I am guessing that as the classrooms are on the lower ground that they are reached by a staircase. I have not seen the drawings but I would ask whether there is a lift in place in case there is a physically impaired pupil or member of staff ?

1. The second matter concerns Covid and its effect on our schools. Abacus has stated that in order to minimise the noise levels of the school they will only use the playground for about two hours a day. I would like to show you that this is not possible for the foreseeable future. The Government has issued guidance for full opening of schools – updated 10th September 2020.

The guidance is very extensive but it includes the following:

“Maintaining distinct groups or bubbles that do not mix makes it quicker and easier in the event of a positive case to identify those who may need to self-isolate and keep that number as small as possible”

Once again looking at the geography of the building, there would presumably be three bubbles- Lower ground, Reception, Year1 and Year2 – Years3 and 4 together and finally years 5 and 6 together as they are in the stables.

Each bubble has to have its own break 15 minutes x 3= 45 mins and each bubble would have to have its own lunch break outside

30 minutes x 3 =90 minutes.

This is what we have had to do in our school as well. We are fortunate that Reception and Nursery have their own playground.

The years 5 and 6 come in through the playground and in our school we need to use the playground for at least 30 minutes for the staggered leaving times of the pupils to ensure that parents do not enter the school.

I have not mentioned any outdoor PE time. I would be surprised if the playground would not be in use during the summer term. The minimum time for use is therefore at least 2 hours and 45 minutes

In the light of the pandemic and the Guidance for full opening of schools issued by the government ,there may be additional implications for the proposed development which has not been accounted for in the plans. This could include: further physical works to the school which is a listed building and the need for more external play ground time than estimated with implications for adjoining occupiers.

We will have these constraints for a very long time. For the reasons set on above, I think the Old Hampstead Police station is not suitable to be transformed into a building for any primary school.