

To: Camden Planning Solutions Team
Planning and Registration
London Borough of Camden

Thursday 7th July 2022

Dear Sir / Madam,

BP Petrol Filling Station Site – 104a Finchley Road, NW3 5EY – Planning Application for a replacement six-storey mixed-use development comprising a ground floor commercial unit (Class E, approximately 210sqm) and school use (Class F1, approximately 375sqm) and 31 residential apartments above

We write in support of the above planning application which includes the demolition of the existing petrol filling station and associated convenience store. We have been in discussions with the site owner, Sectorsure No. 10 Limited, a subsidiary of Trevellyan Developments Ltd (TD), for the past eighteen months with a view to connecting our existing UCS pre-prep to the proposed 375sqm of ground floor school space thereby enabling a very useful extension of our existing facilities. UCS currently occupies adjoining converted Victorian and twentieth-century premises at 36 College Crescent. The school has a permitted capacity for 108 pupils and the addition of a further 375sqm will enable our existing staff and pupils to benefit from new indoor and outdoor facilities thereby improving health, safety and wellbeing, and providing improved state-of-the-art educational facilities. We have been advised by TD that the proposed scheme will:

- Improve fire escape routes
- Enhance air quality via mechanical extraction systems at sixth-storey roof level
- Provide indoor space for assembly, dining and school events
- Significantly improve internal circulation
- Allow the existing gym space to be isolated from adjoining classroom space
- Significantly improve staff facilities for meeting, dining and common room use
- Provide enhanced on-site stores thereby cutting the number of stock replenishment journeys

Subject to our Board of Governors' approval and reaching a commercially viable agreement with TD, should planning permission be forthcoming, we would be willing to enter into a long leasehold agreement to occupy the newly-developed school space.

Kind regards,



Zoe Dunn

FROM THE HEADMISTRESS;
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