

## **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 297m<sup>2</sup>

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.