

1 YOUR TEAM

Southwark Regeneration in Partnership Programme (SRPP) aims to deliver 1,500 much needed new homes. Southwark would like to redevelop Angel Oak Academy to improve the school facilities and provide some of these new homes.

Southwark have now selected Clarion Housing Group (CHG) as their development partner to help deliver new homes. CHG have selected Martin Arnold Associates to manage delivery and architects Conran + Partners to lead the high quality design.

This exhibition is an opportunity for the community to meet the team that will be delivering redevelopment of Angel Oak Academy site and comment on the evolved design. We welcome comments from you all.

Thank you for your time,
Project Team

The team

Development Partners

Council



Southwark Council has the largest council home building programme anywhere in the country, combined with record investment in bringing our existing council homes up to a decent standard, and securing the second highest number of new affordable homes through the planning system of any council in England. No other borough is as committed to tackling the housing crisis and investing in social housing as we are. We have an ambitious target to deliver 11,000 new council homes by 2043, with the first 1,500 expected to be on site or completed by 2018. These will be delivered through a combination of in-fill development on our existing estates, purchasing some directly from developers, and developing land that we own through the Southwark Regeneration in Partnership Programme.

Developer



Clarion Housing Group has a long and proud history of working in Southwark which spans more than 100 years. We've developed thousands of new homes in the borough, starting with one of our oldest Estates - the Sutton Estate in Rotherhithe, as well as homes for key workers at Hanover Park in Peckham and most recently homes for affordable rent and shared ownership at NEO Bankside. We invest in our local communities too and our community centre in Rotherhithe has just benefited from a major makeover, ensuring it's future as a hub for local people. In addition our Head Office, which employs some 200 people, is based on Tooley Street. We are committed to building homes and developing futures in Southwark.

Lead design team

Project Management



Martin Arnold are an established firm of Chartered Surveyors, Project Managers and Construction Consultants based in SE London. The firm has a wealth of experience in developing all forms of housing for a variety of different Clients, both public and private sector. Martin Arnold's service is based on a combination of their extensive experience, their skills and expertise, linked with their ability to communicate with everyone in the process: people and property, in that order.

Architect



Conran & Partners is Sir Terence Conran's award winning architecture and design studio. We know Southwark well - our main office is located in Shad Thames in Southwark. We believe that high quality design improves lives.

Relevant experience

CONRAN+PARTNERS GREEN MAN LANE ESTATE REGENERATION, EALING

Resident led multi-phased regeneration of a 1970's housing estate, to create over 700 new high quality homes, a 3 form entry Primary School, alongside public squares, plaza's, gardens, children's play areas and dedicated community facilities.



New school



New homes



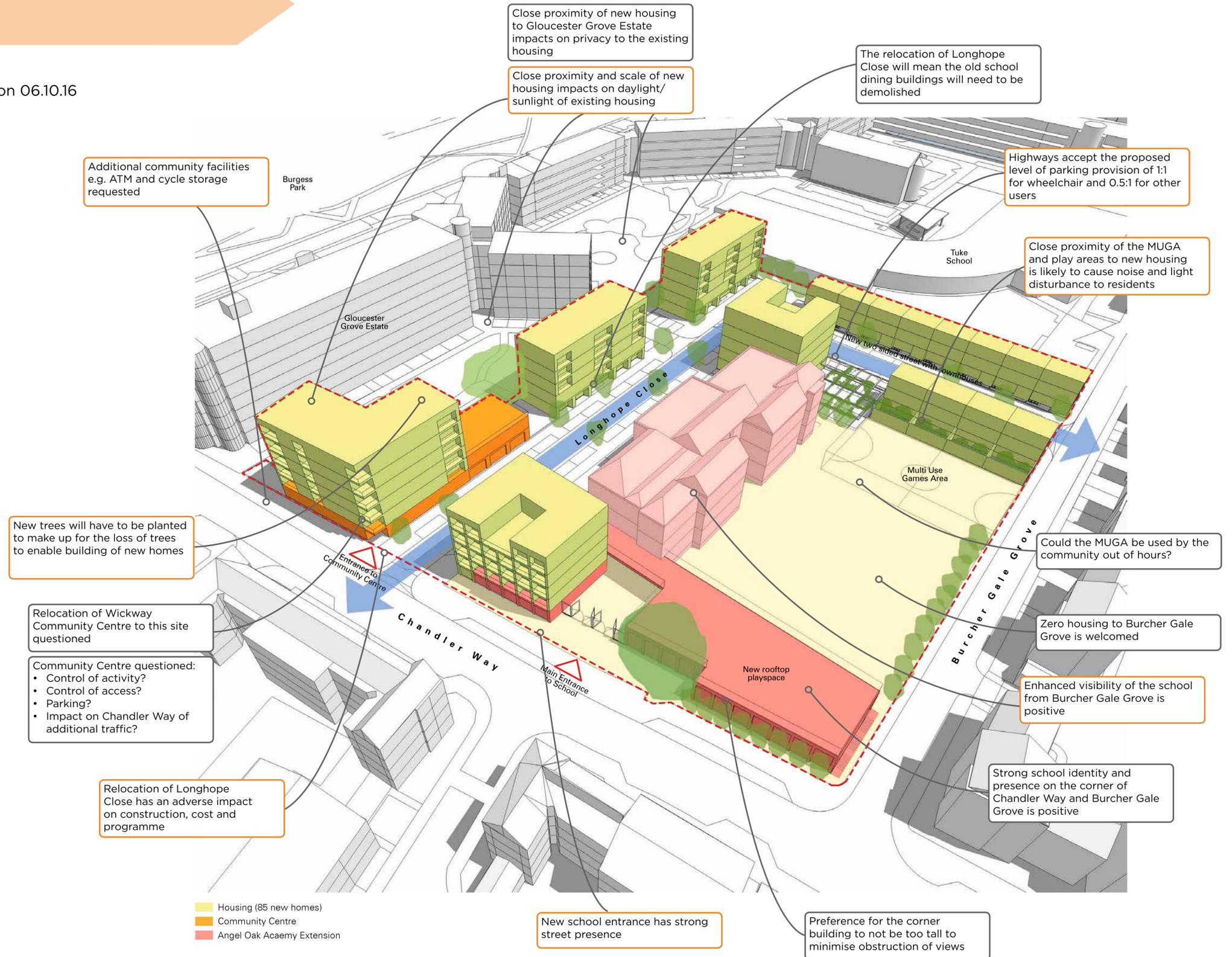
2 THE PREVIOUS SCHEME - WHAT YOU SAID

On 6th October 2016 the previous architects, Bell Phillips Architects, presented the scheme, as shown below, to the community.

Key feedback from all stakeholders is highlighted.

Detail notes by Bell Phillips Architects of community consultation 06.10.16

	Feedback
1	It was felt by the residents that their comments had been taken on board, and re-worked through this scheme. In particular: <ul style="list-style-type: none"> The identity of the school is now better retained through a presence on the corner of Chandler Way and Burcher Gale Grove. Not having housing along Burcher Gale Grove was welcomed. Privacy/ overlooking issues were addressed through the re-orientating of the new residential units/ blocks.
2	Location of community centre. There was concern that stacking housing above the new community centre 'would not work'. The following points were raised: <ul style="list-style-type: none"> Will the types of activities and/ or the opening hours of the community centre and the associated hiring out of the hall be controlled, in order to minimise disturbance to the existing and new residents at unsociable hours? How will access to the community centre be controlled, so that the new, relocated Longhope Close does not become a loitering ground for unsociable behaviour spilling out from the community centre? How will parking be addressed for the people who will be using the community centre? How will Chandler Way cope with the additional traffic generated by the new community centre?
3	It was noted that the community needed the community centre, whether in its current form or in the form of a new facility.
4	BG noted that at this point, the community centre has not been designed; only the existing programmatic areas of the existing community centre have been taken across into the new design to give a like for like footprint in terms of area.
5	It was raised as to why the community centre had to move to this site, and could not remain/ be re-built on the current site. BG noted this might be a possibility. It was raised that it could perhaps be moved into Burgess Park, given it already has several buildings within the park, such as a sports centre. However there were others who felt that it would be more beneficial for it to be within the community, and not within the park.
6	BG confirmed that if the new community centre was not positioned on this site, its footprint would be taken up by more housing.
7	Location of new housing on the boundary of the Gloucester Grove TMO. Some residents object to the proximity of the proposed housing to the existing housing. The concern is it would compromise their privacy.
8	New residential road connecting between Chandler Way and Burcher Gale Grove. There was concern that this would become a 'rat run', especially late at night. BPA noted that traffic calming measures will be incorporated onto the road.
9	Parking. This was queried in terms of provision for the new residents. It was noted that the new residents would have a ratio of new parking for them located on this new connecting road. However because the road has to be adopted, the new parking cannot be allocated under a CPZ.
10	It was queried if the amount of new parking could be increased. BG confirmed basemen parking cannot be accommodated on this site due to cost. LA further noted at grade parking would create inactive street fronts, which would not be desirable.
11	Gloucester Grove TMO noted that they were in the midst of starting up a parking scheme.
12	It was queried if there was any intention to connect through from further up Burcher Gale Grove, which is currently blocked off. BPA noted this lies out of the red line boundary, and is not under consideration for this project.
13	Concern was raised towards whether there would be improvements made to Chandler Way, in the light of this new development, which will undoubtedly increase the amount of traffic on this road. It was noted that currently the junction between Burcher Gale Grove and Chandler Way is already problematic. LA noted that in discussions with Southwark Highways, they had been made aware that there is a potential quiet ways cycle route being planned through that road, which will undoubtedly mean improvements towards the traffic management on that road through alteration of it. However it was also noted that this lies out of the red line boundary, and is not under consideration for this project.
14	Deliveries and drop off point for the new development and school entrance was queried. BPA confirmed this would not be on Chandler Way; instead it will be on the re-located Longhope Close.
15	School proposals: MUGA. It was queried if there was a possibility of organizing the use of the MUGA for the benefit of the local community after school hours, or at weekends. The head of School, Tim Mills noted this would be possible.
16	Height of new school hall and associated play area above. Residents would prefer it is this was not too tall in order to not obstruct the views from their windows opposite.
17	The justification for taking away school land for housing was queried. BG noted that this was necessary in order to improve the school as well as to provide new homes. Part of the site does need to be private flats in order to pay for the development. The head of school confirmed that the number of pupils in this school had reduced from over 800 to around 400. He confirmed that the refurbished school would have sufficient capacity to provide for these pupils, and that improvements to the existing school were required.
18	Utilisation of part of Burgess Park for the school, in order to supplement the reduced play areas. BPA and the Council confirmed that they were currently in talks with Burgess Park in order to offer and formalise this (as part of the Section 77 agreement).
19	BPA noted that even though the new play areas are approximately 400 sqm less than the existing, they will be of a better shape (which would be more useful than the current layout), and well designed.
20	It was noted that the existing building in which the current school dining hall was located was to be demolished in this new proposal. BPA confirmed this was so, in order to facilitate the re-location of Longhope Close and create double sided residential streets.
21	BG noted that Southwark Council would be returning to the residents for a further consultation on Wickway, as this was largely dependent on acceptance of the community centre being re-located. He confirmed that it would free the site up for residential development, but that this was necessary in order for the Council to meet its commitment to developing new homes (under the SRPP programme).
22	BG noted that the next consultation for the Angel Oak Academy site will include proposed elevations, as this would be crucial in terms of understanding how the scheme will fit into its context.
23	It was confirmed that all exhibited consultation boards exhibited would be available online for the residents.
24	The number of proposed new homes (85) was deemed acceptable by both resident groups.
25	The proposed building heights (one block at 6 storeys and four blocks at 5 storeys) was deemed acceptable by both resident groups.



Bell Phillips Architects' Proposal, 6th October 2016

Key

Community feedback

Feedback from others

3 HOW WE HAVE RESPONDED

Below is a bird's eye view of our proposal. This is a sketch to show general arrangement principles. The height and mass of the new buildings is still to be agreed and the detail of the character and architecture is still to be designed.

The key similarities and differences from the previous proposal, which relate directly to feedback, are highlighted.

The planners, Angel Oak Academy, Gloucester Grove Estate TMO and Wickway Community Centre thought the general arrangement was an improvement on the previous proposal

Target number new homes, subject to detail design:

New council homes	34
New intermediate homes	31
New for sale home	23



Difference:
There is no loss of any existing trees

Difference:
There is no new housing close to Gloucester Grove Estate homes so there is no adverse impact on privacy, setting, views, overshadowing etc.

Difference:
As Longhope Close stays in its current location there is an opportunity to improve the boundary between Gloucester Grove Estate and Longhope Close

Difference:
The dashed line indicates the footprint of the old school dining hall. As Longhope Close stays in its current location there is no need to demolish the old school buildings. So the school has opportunity to consider whether its possible to keep and reuse any of these buildings

Difference:
20 parking spaces for school use only

Similarity:
1:1 street parking for wheelchair residents and 1 space per every 2 properties for all other residents

Difference:
Longhope Close is not moved but kept in its current location. So there is no need to move any existing services with the likely adverse impact on construction costs and programme

Difference:
This strip of land is not built on so there is an opportunity to landscape this for the benefit of the existing and new residents

Difference:
A new community centre is not to be provided on this site. The Wickway Community Centre is to be rehoused in a new building, in its current location, together with new housing. There will be a separate consultation on the design of the new buildings on the Wickway Community Centre site

Difference:
New homes are brought together into one location on the corner of Chandler Way and the existing Longhope Close

Difference:
New homes are brought together into one location and separated from the school play areas and MUGA by a connecting road. So the use of the playground and MUGA is less likely to disturb the new residents

Similarity:
Refurbished school buildings

Similarity:
New homes above the school administration offices

Similarity:
There are no new buildings to the front of the school so there is good visibility of the school from Burcher Gale Grove

Similarity:
New school administration offices overlook the new school entrance

Similarity:
New school dining hall and rooftop play space in a new building to the corner of Chandler Way and Burcher Gale Grove

Similarity:
New school entrance with a strong street presence

4 OUR NEW PROPOSAL



There is an opportunity to improve the boundary between Gloucester Grove Estate and Longhope Close

What the TMO said:
The security and look of the boundary should be balanced

Longhope Close is kept in its existing location so there is no adverse impact on construction, cost and programme

All existing trees can be kept

The dashed line indicates the footprint of the old school dining hall. As Longhope Close stays in its current location there is no need to demolish these old school buildings

What the planners said:
They would like to keep and reuse the existing buildings

What the school said:
They will consider if they can keep and reuse the existing buildings

There is no new housing close to Gloucester Grove Estate homes so there is no adverse impact on privacy, setting, views, overshadowing etc.

What the TMO said:
It was an improvement that there were no buildings really close to Gloucester Grove Estate

20 on site parking spaces for the school

There is an opportunity to landscape this for the benefit of the existing and new residents

What the planners said:
The look of the road and parking needs to be softened.

New homes are brought together into one location on the corner of Chandler Way and the existing Longhope Close

What the planners said:
They were happy with the proposed height of 6 storeys

What the planners said:
They suggested there could be natural break here to turn the through route into two parking courts. This would need to be discussed with Highways

A new community centre is not to be provided on this site. The Wickway Community Centre is to be rehoused in a new building in its current location together with new housing. There will be a separate consultation on the design of the new buildings on the Wickway Community Centre site

What the TMO said:
They requested other community facilities e.g. ATM and cycle storage. These facilities could be located on Wickway Community Centre site

What the planners said:
The height, mass and look of these buildings needs to be investigated

New school administration offices overlook the new school entrance with new homes above

What the planners said:
They asked if the administration could be moved to over the dining hall

What the school said:
They like having the administration offices overlooking the new school and do not mind having homes above

New homes are brought together into one location and separated from the school play areas and MUGA by a connecting road. So the use of the playground and MUGA is less likely to disturb the new residents

New school entrance with strong street presence

What the planners said:
How the entrance and public footpath work needs to be investigated

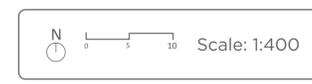
New homes separated from school by road

New school dining hall and rooftop play space in a new building to the corner of Chandler Way and Burcher Gale Grove

Good visibility of school building from Burcher Gale Grove

MUGA is located away from residential areas

New trees to Burcher Gale Grove



The original Gloucester Primary School was designed for a capacity of 840 pupils. However the current Angel Oak Academy has 420 pupils. The site has potential to be used more efficiently and is suitable for redevelopment.

Existing & Previous

Information previously provided by Bell Phillips Architects 06.10.2016



Existing Angel Oak Academy site area

Existing Angel Oak site area	11,718 m ²	1.17 ha
Proposed Angel Oak site area	6,301 m ²	0.63 ha
Building Bulletin recommended site area range for a primary school on a restricted site	from 4,900 m ²	0.49 ha
	to 5,880 m ²	0.59 ha

The proposal is a **larger site** than the top of the Building Bulletin range.



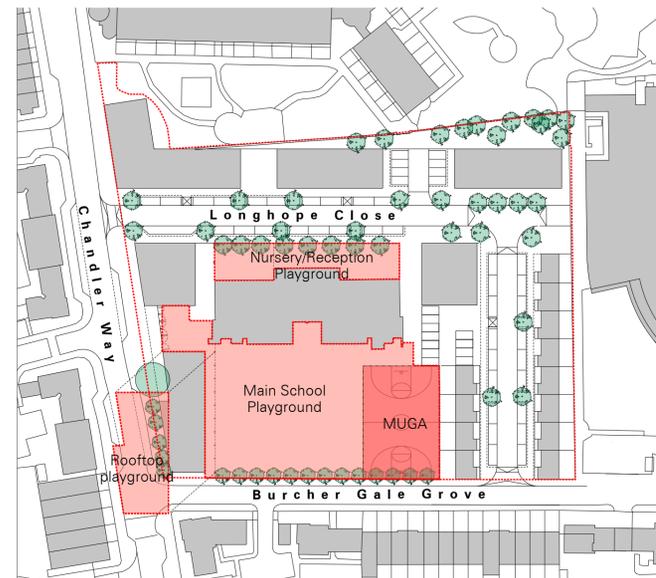
Proposed Angel Oak Academy site area



Existing Angel Oak Academy playground area

Existing Angel Oak playground area	4,883 m ²	0.49 ha
Proposed Angel Oak playground area	4,414 m ²	0.44 ha

In addition to the proposed playground areas provided, Southwark Council and Angel Oak Academy are exploring ways in which Burgess Park can be put to better use by the school.



Proposed Angel Oak Academy playground area

Proposed high-quality playground areas being provided:

- Main school playground
- Nursery/Reception playground
- Multi Use Games Area
- Rooftop play area

Current



Final Section 77 calculations to be agreed with Southwark

Slight increase to site area over previous proposal

Current Proposed Angel Oak Academy site area (preliminary calculations - subject to consultation and design development)

Existing Angel Oak Academy site area	11,718m ²	(1.17 ha)
Current proposed Angel Oak Academy site area	6,546m ²	(0.65 ha)
Building Bulletin 99 recommended site area range for a primary school on a restricted site	4,900 - 5,880m ²	(0.49-0.59 ha)
2 form entry school	666m ² over	(0.07 ha)
Current proposal is over recommended range		
Future provision of a 3 form entry school	5,950 - 7,140m ²	(0.60-0.71 ha)
Current proposal is within recommended range		



School prefer increased play space for early years

20 school parking spaces to meet school brief

All weather MUGA counts double through extended usability

AOA and Burgess Park have outlined proposals to use the sports synthetic pitches for 1.5 hours on 2 days of the week, making a total of 3 hours per week. This will give the school organised curriculum access to local sports facilities and compliment the school's new external playspaces

Current Proposed playground area Proposed high-quality playground areas being provided, subject to detail design

Existing Angel Oak Academy playground area	4,883m ²	(0.49 ha)
Current proposed Angel Oak Academy playground area	4,984m ²	(0.50 ha)
Building Bulletin 99 minimum playground area for a primary school on a restricted site	3,720m ²	(0.37 ha)
2 form entry school	1,264m ² over	(0.13 ha)
Current proposal is over minimum		
Future provision of a 3 form entry school	4,560m ²	(0.46 ha)
Current proposal is over minimum	424m ² over	(0.04 ha)

6 NEXT STEPS

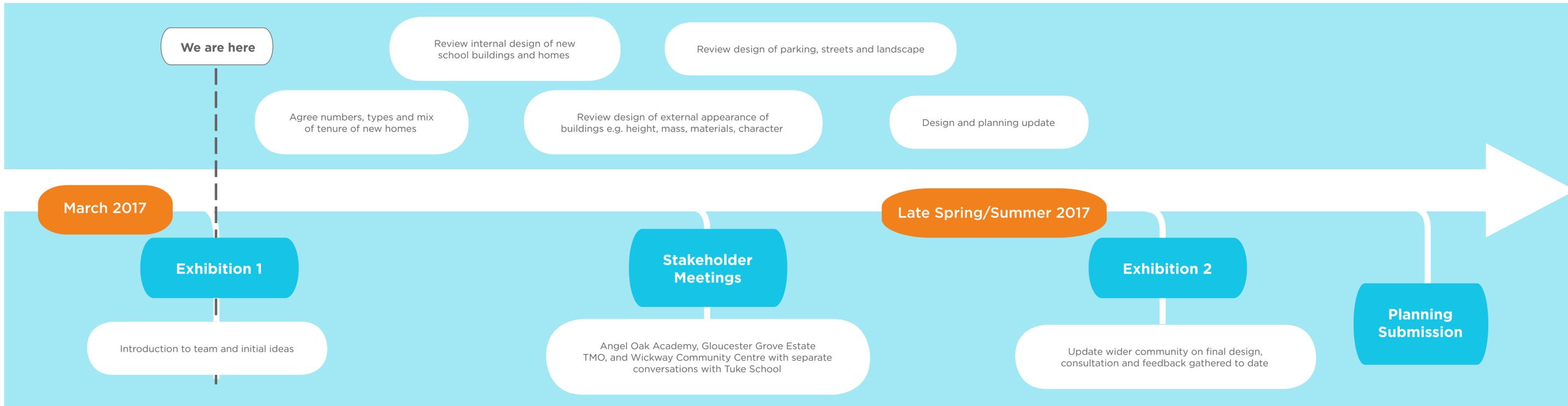
Your views are key to the design process. Please write them on the forms provided. We will gather your feedback and use it to ensure the design moves forward.

The community will have opportunity to share their ideas through the statutory consultation process. We are also consulting with Angel Oak Academy, The Gloucester Grove Estate TMO, The Wickway Community Centre and Tuke School as part of this process.

Next we will be looking at the external appearance of the new buildings, streets and open spaces and the internal plans of the buildings. Please come to the next Public Exhibition to see the conclusions of this work.

Thank you for your time and comments,
Angel Oak Academy Project Team

Anticipated timeline



In particular

What are your ideas for this area of land



What are your ideas for the boundary between Gloucester Grove Estate and Longhope Close

