

# Redevelopment of Avonmore Primary School

## Public Consultation Presentation - December 2020



# What are Hammersmith & Fulham Council proposing?

## Your involvement so far

We have already held two public exhibitions, with our most recent exhibition in September focused around seeking your views on the emerging designs. You provided us with helpful feedback and asked a number of questions which we want to respond to as part of this third consultation event.

We have also sent two newsletters to local residents. The first one explained what the Council's Community Schools Programme is and the second outlined the educational benefits of the proposals. We will provide further details on both of these elements as part of this presentation.

## The proposals

Hammersmith & Fulham Council want to deliver a brand-new Avonmore Primary School. It would provide a modern and fit for purpose school for local children with improved facilities and play space, a new nursery and new genuinely affordable housing.

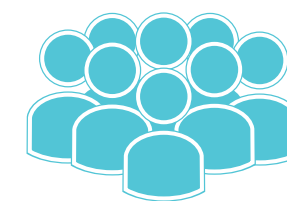
If planning permission is granted, the development would provide:



A new and contemporary single-form entry primary school



A high-quality nursery



Flexible space which could be used by the community



Up to 91 well-designed new homes



50% of all new homes to be genuinely affordable



Improvements to Marcus Garvey Park

# Meet the team



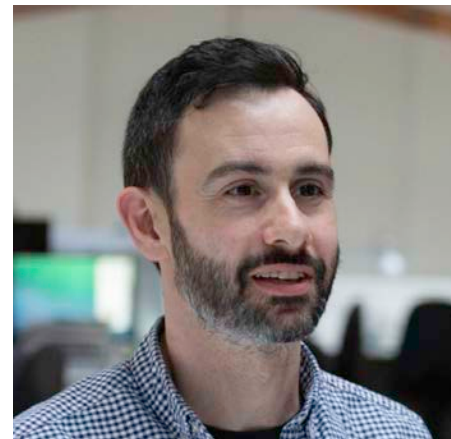
**Patrick Vincent**  
Senior Development Manager  
Hammersmith & Fulham Council

Patrick is the project lead and is committed to delivering a development which is of exceptional quality.



**Pete Woodford**  
Architect  
BPTW

Pete has worked with a number of local authorities to design exemplary housing schemes.



**Tim Rowley**  
Architect  
Walters & Cohen

Tim is an education specialist and an expert in creating outstanding new schools.



**Kate Goldie**  
Planning Consultant  
BPTW

Kate is a town planning consultant and will be responsible for preparing the planning application.



**Mark Fisk**  
Landscape Architect  
LUC

Mark is a specialist landscape designer with experience designing both school and residential schemes.



# Why do we need a new school?

Avonmore Primary school is a one-form entry community school with a nursery. It serves a diverse community and has a high proportion of children with additional needs. The high numbers of children from different backgrounds and different starting points is an important part of the school identity but it can be challenging to respond to this given the condition of the current school facilities.

The main school building was constructed in the 1950's and was not designed to deliver the school's current ambitious curriculum. As well as outdated teaching spaces, the existing school building has several other problems, including:

- Poor insulation and glazing meaning it is hot in summer and cold in the winter.
- Poor energy efficiency meaning it is a very expensive building for the school to run.
- Lack of adequate meeting and preparation space for teachers.

**A new school is needed to help Avonmore Primary School offer the best learning environment for the benefit of the borough's children, both now and in the future.**



Teachers were asked what features of the existing school needs to be improved:

- The playground
- More intervention space and quiet rooms
- The quality of the classrooms
- The school entrances



# What facilities could the new school offer?

The school have been involved in the design process from the outset as they are best placed to advise on what they need from their new school.

The design brief responds to the school's core values and their approach to education and has been developed in collaboration with the school's leadership team, the governors, staff and pupils.

The new school could provide:

- Improved outdoor play space and additional outdoor learning areas.
- Learning areas specifically designed to cater for children with special educational needs.
- Specialist science and art facilities which would extend the current curriculum offer.
- An enlarged school hall and studio which would fulfill a variety of purposes, including as a PE, dining, assembly and performance space.
- A large and airy central atrium space which would help unify the school and maintain the 'family feel'.
- A community meeting room which can be used by parents and carers as well as being made available for wider community use.
- Improved nursery space with different learning and play environments.



Illustrative sketch of the new school atrium

# What are the benefits of a new school?

<p><b>Inclusive design</b></p> 	<p>The new school would meet the needs of the children at their own starting points by offering a range of different teaching spaces for children with different needs to be taught in. Currently, there is very little space outside of the classroom for children to learn in, but the new school would provide a variety of breakout, outdoor and quiet space.</p>
<p><b>Enabling an ambitious curriculum</b></p> 	<p>The new school would help to broaden the current curriculum offer. As well as a science laboratory and outdoor learning space, there would be space for children to improve their skills in areas as diverse as cooking and public speaking, which currently fall outside of the traditional curriculum.</p>
<p><b>More useable outdoor space</b></p> 	<p>The new school would give children more access to more usable outdoor space that is well designed for learning, fitness and different types of play while also offering quieter areas for children with different styles of play and different emotional needs. The children would also have access to growing spaces and would be able to look after greenery and plants.</p>
<p><b>Health and wellbeing</b></p> 	<p>The new school would offer plenty of space to deliver a full PE curriculum both indoors and outdoors. The variety in outdoor space will also help to encourage children to participate in informal sports, games and imaginative play. Internally, the new school would have a light and airy feel to encourage a sense of calm throughout the building.</p>
<p><b>Staff development and retention</b></p> 	<p>The new school will provide space for new teachers to receive training. The improved staff facilities will also help to improve efficiency and ensure the school staff's commitment to education is valued and they are given the means to do this.</p>
<p><b>Connection with the community</b></p> 	<p>The new school would keep Avonmore Primary at the heart of the community. It would bring the community inside with spaces for meetings that support parents, carers and community groups. The new hall and outdoor space could also be made available for us by local community groups outside of school hours.</p>

# How will the Council deliver a new school?

## The Community Schools Programme

On the 4th March 2019, the Council's Cabinet approved funding to appoint a design team to work up proposals for the redevelopment of Avonmore Primary School as far as submission of a planning application.

This was approved as part of the Council's new Community Schools Programme, which seeks to regenerate existing schools by building housing on the site to fund this.

The Community Schools Programme aims to:



Improve educational outcomes for the borough's children



Support thriving communities



Help to meet the funding challenges facing our school community



Deliver affordable housing

## Are there no other ways to finance this?

The cancellation of central government funding and 10 years of austerity means that the Council have had to look at other ways to provide a new school. Building housing on the site is necessary to help pay for a fantastic new school.

There is also no money available from Section 106 Agreements. A Section 106 is used by the Council to help secure financial contributions from developments to help mitigate their impact on local services. Whilst the Council is in receipt of Section 106 money from new developments, none of these contributions were secured to specifically rebuild Avonmore Primary School and they have been allocated to deliver other much needed services in the borough.

## Are the Council selling off school land?

The Council would act as the developer for this project and are not selling off land to a private developer to deliver the scheme. The Council would remain the freeholder of the entire site. Whilst half of the new homes would be sold on the private market, these would be private leasehold properties.

The scheme is not designed to make a profit given it is delivering a new school and 50% affordable housing. If any profits are generated any surplus would be go towards maintaining the Council's front-line services.

# Why do the Council need to build more homes?





# What did we ask you at the last consultation?

We held our last virtual consultation exhibition on the 10th September 2020.

We then opened a feedback form to allow the local community to comment on the emerging designs.

**Over 50 of you completed the feedback form.** As well as positive comments on the design of the scheme, there were also a number of common concerns and questions raised which we want to provide a response to.

Throughout this presentation we have also sought to provide specific responses to information you requested be provided as part of this next consultation:

- Have alternative ways of funding the new school been considered? **See Slide 7**
- Can Gordon Cottage be sold to help pay for the school? **See Slide 10**
- Where will pupils be taught during the construction period? **See Slide 17**
- Will local residents have priority for the affordable housing proposed? **See Slide 8**
- How will parking be managed? **See Slide 10**
- What are the sustainability credentials of the scheme? **See Slide 14**



"It looks airy and modern"



"Supportive of the teachers working in a better environment"



"Children shouldn't lose access to outdoor playground space"

# Your feedback

Your Questions and Concerns	Our Response
Would there be a loss of playground space?	There would be a loss of approximately 110 sqm of playground space when compared to the existing. However, areas of the existing playground are currently not well-used or accessible to the children. The new playground space will be of a much higher quality with new and enhanced features.
Would the future expansion of the school be restricted?	The Council's Education Department have undertaken a thorough analysis of both current and predicted future demand for school places in the borough. There is a surplus of spaces and there is not demand for Avonmore to be enlarged to provide a two-form entry school, either now or in the future.
How will the safety of pupils be maintained?	Ensuring the security of the school and its pupils has been a fundamental aspect of the design evolution. At the request of the school, the residential and school buildings have been kept separate to allow for each to have their own secure and controlled entrance and exit points. The new residential flats have also been designed to avoid overlooking onto the playground or the school playground.
The buildings are too tall and not in-keeping with the character of the area.	We have carefully designed the residential buildings to ensure we build enough housing to pay for the school whilst also respecting the scale and character of the surrounding area. We have presented the design to an independent Design Review Panel who agree with our site approach and consider the design takes positive inspiration from the mansion block typology.
How will parking be managed?	In line with the Mayor's policy this will be a car-free development. Only new residents who require a Blue Badge permit will be able to apply to the Council for one otherwise all new homes will be sold/let with the agreement there is no parking space available.
Why can't Gordon Cottage be kept?	The Council and the project team have carefully considered and reviewed the impact of retaining and removing the Cottage. Unfortunately, it is not possible to keep the Cottage and meet the financial requirements needed to deliver a new school, even if the Cottage was sold for residential use. We also feel there is an opportunity to create a new building here which responds to the prevailing character of the mansion blocks.



# How have the designs changed since the last consultation?



September consultation design



Current Proposal



September consultation design



Current Proposal



# New school entrances



Main school entrance - Avonmore Road



Pupil entrance - to the rear via Earsby Street/Marcus Garvey Park

## Visitor Entrance

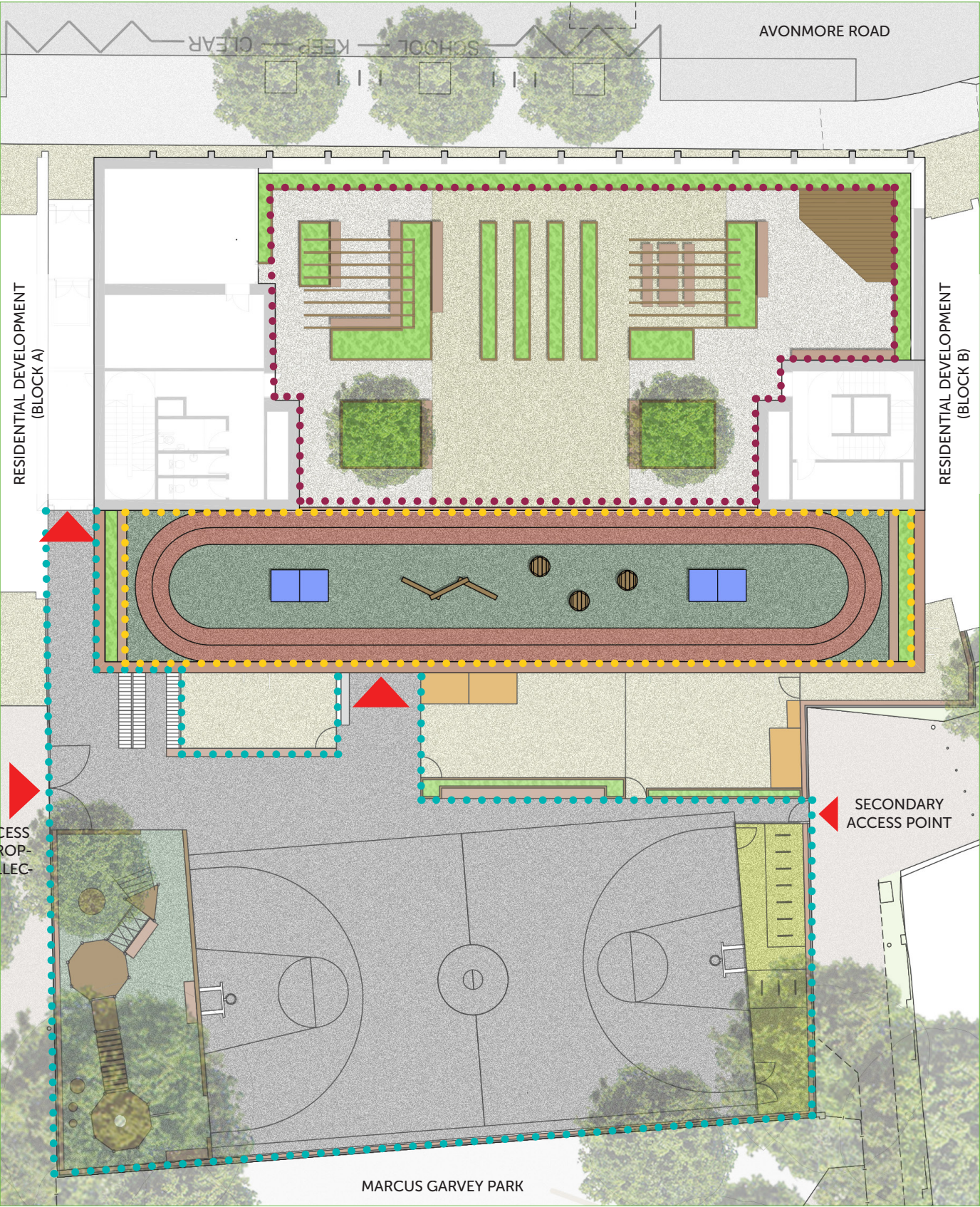
- > This would be a dedicated, secure entrance for visitors to the school.
- > Vibrant new public-art is proposed to enliven the street-scene along Avonmore Road.
- > Pupils would be given the opportunity to help design the artwork.

## Pupil entrance

- > School pick-up and drop-off for pupils would remain at the rear of the site via Earsby Street.
- > This would be entirely separate from any of the residential entrances and will be locked during school hours.
- > There would be adequate space for parents to safely congregate here.



# School Playground Space



Landscape concept plan



UPPER ROOF: Outdoor Learning Spaces



LOWER ROOF: General Play and Physical Activity



GROUND FLOOR: Ball Games and Natural Play



# Sustainability

Hammersmith & Fulham Council are determined to be the greenest and most environmentally positive borough in the UK and have set a target to be carbon neutral by 2030.

This development is making an ambitious step-change towards that target and would adopt a number of sustainability strategies to achieve this:



Powering the building through air source heat pumps and solar panels. These are much more sustainable energy sources than traditional gas boilers.



Ensuring the school achieves BREEAM 'Excellent'. This means the building has been designed to be in the top 10% of buildings for environmental and sustainable performance.



Future-proofing the scheme so that it can connect to a future district-heating network if one becomes available.



Contributing to the Council's carbon offset fund.



Incorporating natural ventilation where possible.



Establishing a biodiverse roof on each of the residential buildings.



Utilising a sustainable urban drainage system and rainwater harvesting.



# Project Benefits

- A new vibrant school fit for the 21st century
- A new public building to be shared with the community
- 50% of all homes to be affordable
- Premium private homes capable of financing the new school
- Attractive architecture that further enriches Avonmore Road
- Revitalization of Marcus Garvey Park



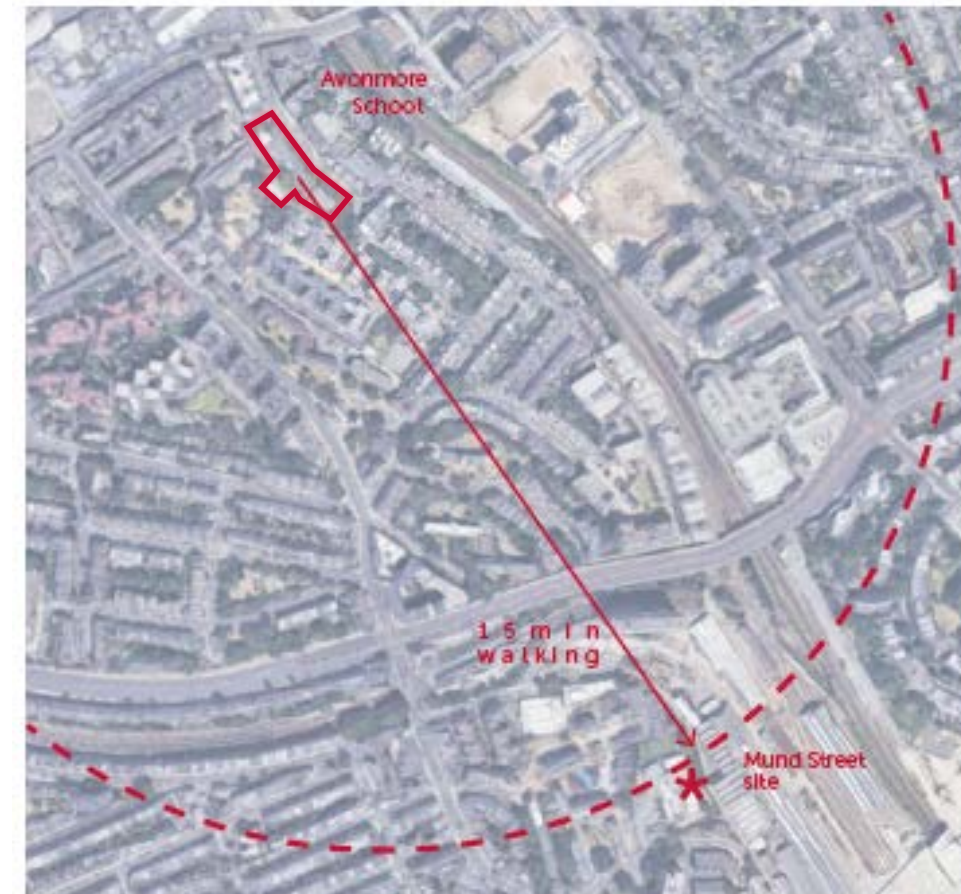
# What Happens to the Children Whilst the New School is Being Built?

## What happens to the children while the new school is being built?

In collaboration with the school we have secured an existing school facility 15 minutes' walk away from the current school site.

This facility is currently occupied by Fulham Boys School who will be moving out next year in 2021. The location will then be prepared in advance of Avonmore Primary School moving to the site in the summer 2022.

Avonmore Primary School will be secure at the new site for as long as they need during the construction of the new school until 2024.



Mund Street Site is within 15 minutes walking from Avonmore School



Photograph of Mund Street site entrance

## The decant strategy has many positives for the school including:

- Guarantees all children and staff remain on the same site, supporting the sense of community.
- Alleviates the need for using porta-cabins as classrooms or offices.
- Ensures the school has access to enough playground and hall space during the rebuild.
- Means the school has enough space for Nursery and Reception outdoor areas.
- Provides one set base for the whole project.
- Supports the efficiency of the building process.

# What happens next?



## Give us your thoughts

Complete our feedback form to help us record your thoughts on the emerging proposals for the new Avonmore Primary School. The feedback form and the previous presentation material can be found on our website – [www.lbhf.gov.uk/avonmore](http://www.lbhf.gov.uk/avonmore)

## The next event

Before submitting the planning application in early 2021 we will be holding another consultation event so we can show you the final plans. We will also be continuing to write to you with our project newsletters.