

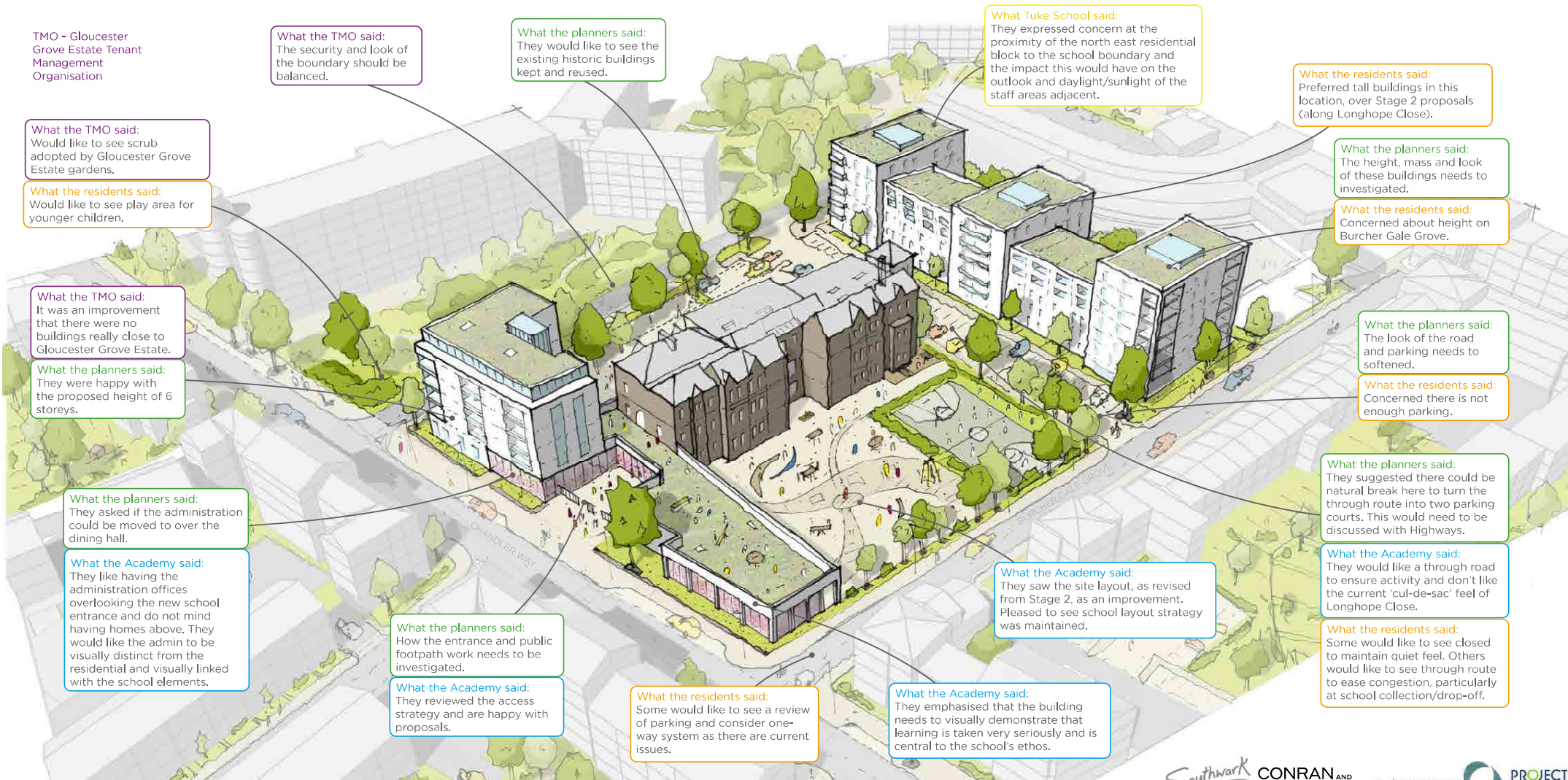
# 1 THE PREVIOUS EXHIBITION - WHAT YOU SAID

The previous exhibition was held at the Wickway Community Centre in March 2017. The exhibition was an opportunity for the community to meet the team and comment on the early stage designs for the Angel Oak Academy development. This exhibition is to present the latest designs and give you another opportunity to feedback your views before we submit the planning application in September/ October. We welcome comments from you all.

Thank you for your time,  
Angel Oak Academy Project Team

Why has there been such a long gap in-between the exhibitions?

- The project was paused in 2018 when the development partnership between Southwark Council and Clarion Housing Group (Southwark in Regeneration Partnership Programme) dissolved. Southwark Council is progressing the development and Clarion Housing Group is no longer involved in the project.
- Due to the lapse in time the development proposals have been reviewed and amended to meet changes to planning policy and building regulations in this period.



TMO - Gloucester Grove Estate Tenant Management Organisation

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

**What the planners said:**  
They would like to see the existing historic buildings kept and reused.

**What Tuke School said:**  
They expressed concern at the proximity of the north east residential block to the school boundary and the impact this would have on the outlook and daylight/sunlight of the staff areas adjacent.

**What the residents said:**  
Preferred tall buildings in this location, over Stage 2 proposals (along Longhope Close).

**What the TMO said:**  
Would like to see scrub adopted by Gloucester Grove Estate gardens.

**What the residents said:**  
Would like to see play area for younger children.

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

**What the residents said:**  
Concerned about height on Burcher Gale Grove.

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

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

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

**What the residents said:**  
Concerned there is not enough parking.

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

**What the Academy said:**  
They like having the administration offices overlooking the new school entrance and do not mind having homes above. They would like the admin to be visually distinct from the residential and visually linked with the school elements.

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

**What the Academy said:**  
They reviewed the access strategy and are happy with proposals.

**What the Academy said:**  
They saw the site layout, as revised from Stage 2, as an improvement. Pleased to see school layout strategy was maintained.

**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.

**What the Academy said:**  
They would like a through road to ensure activity and don't like the current 'cul-de-sac' feel of Longhope Close.

**What the residents said:**  
Some would like to see a review of parking and consider one-way system as there are current issues.

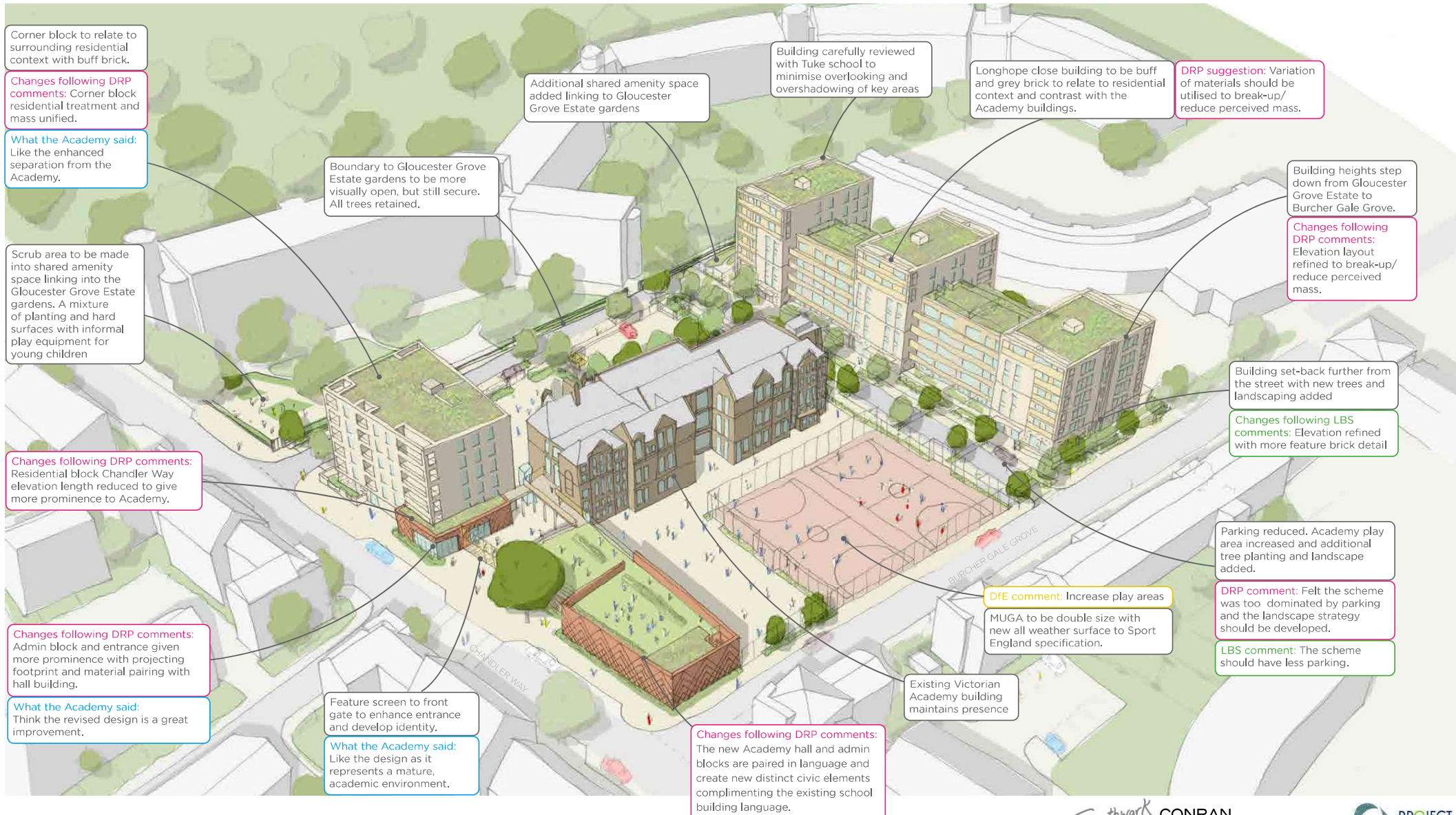
**What the Academy said:**  
They emphasised that the building needs to visually demonstrate that learning is taken very seriously and is central to the school's ethos.

**What the residents said:**  
Some would like to see closed to maintain quiet feel. Others would like to see through route to ease congestion, particularly at school collection/drop-off.

# 2 REFINEMENT - HOW WE RESPONDED

The design team developed the proposals incorporating as much feedback as possible. Following the previous public consultation the aesthetic design was then developed. The aim was to make a feature of the new Academy buildings, inspired by the Victorian school, and create residential elements that blend into the surrounding context.

The designs were also reviewed by the Southwark Design Review Panel (DRP - independent architecture and design advisors), further pre-application meetings with Council Planning, Design and Highways officers (LBS) and also a review by the Department for Education (DFE). Their comments and our proposals are set out below.



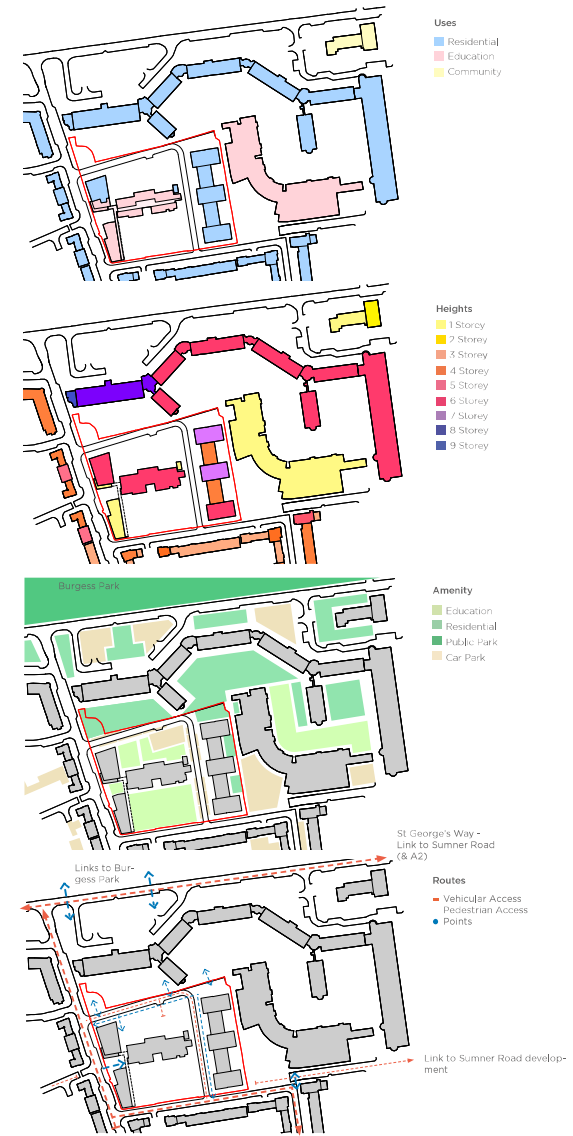
# 3 OUR PROPOSALS - SITE STRATEGY

This development would provide much-needed affordable housing for Southwark residents as well as a new school hall and other improvements for the Academy.

New Residential Homes = 123  
Residential car parking spaces = 30 (24%)  
New Academy hall and admin GIA = 548m<sup>2</sup>  
Academy parking spaces = 20

Social Rent Homes = 56  
Private Sale Homes = 67  
50/50 Tenure split by rooms  
(more family units in Social Rent)

1 Bedroom = 38%  
2 Bedroom = 42%  
3 Bedroom = 20%  
(10% Wheelchair Accessible)



# 4 OUR PROPOSALS - ACADEMY

The original Gloucester Road School site was developed to accommodate four Forms of Entry (4FE). However, the intake significantly dropped and was as low as 1FE when taken over as an Academy. The success of the Academy has seen intake rise to 2FE and further capacity increases to 3FE are being considered in the medium to long term as part of this application.

The requirement for new buildings provides the opportunity to place a civic element on the site corner, signifying the Academy and enclosing the main playground. The main historic building elevation presents a distinguished backdrop and maintains high visibility from Burcher Gale Grove. The geometry of the building forms respond to the context and draw focus to the generous entrance area. The bespoke feature entrance gate and brick pattern create a new identity for the Academy.



Feature entrance gate with laser cut screening and Academy name.



Hall block feature wall with detail brick pattern inspired by the roof forms



1 - Indicative aerial view of proposed Academy entrance

New admin block layout strategy



The access strategy to the Academy has been carefully considered and developed through close consultation with the Academy and the Designing Out Crime Officer in line with Secured by Design principles.

The new entrance gate and admin block create a clearly defined entrance and central axis to all areas of the Academy.

An entrance lobby creates a secure 'air lock' entrance into the Academy for visitors.

For more information go to: [AngelOak.commonplace.is](http://AngelOak.commonplace.is) or email: [AngelOak@southwark.gov.uk](mailto:AngelOak@southwark.gov.uk)

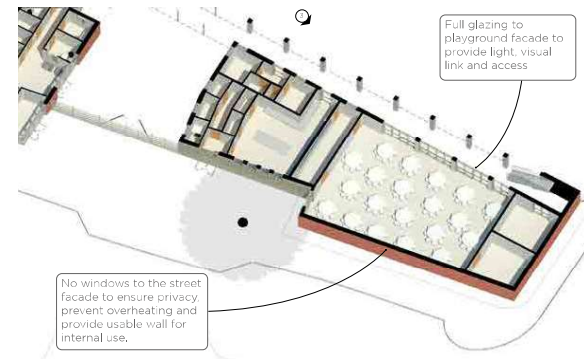


1 - Indicative Academy Entrance Area



2 - Indicative Academy Entrance Area

New hall block layout strategy



A brief for required room uses, areas and arrangements was developed with LB Southwark Education and the Step Academy Trust using the ESFA Schedule of Accommodation tool as guidance to create spaces suitable for a 2FE school whilst ensuring provision is made for mid to long term future growth to 3FE. This was achieved by reviewing BB103 and setting areas for new build elements which fall within the acceptable min-max ranges for both capacities.



3 - Academy Hall Block - View from Playground

# 5 OUR PROPOSALS - INCREASING AND ENHANCING PLAY SPACE

Redevelopment of Angel Oak Academy Site  
Public Exhibition of Design Proposals - July 2021

The proposals to develop the site and playing field have been developed with due consideration of National Planning Policy Framework and Sport England Policy.

We want to meet the Academy's future needs by providing new and updated facilities. A new multi-purpose hall would be provided with toilets as well as an improved play area and new Multi-Use Games Area (MUGA).

The new all-weather MUGA measuring approximately 30m x 40m, would replicate the footprint of the existing games court. The design of the new MUGA has been developed in line with guidance from Sport England. The surface would be made with an open textured porous macadam which can be used in all weathers.

## Existing Site Uses Plan



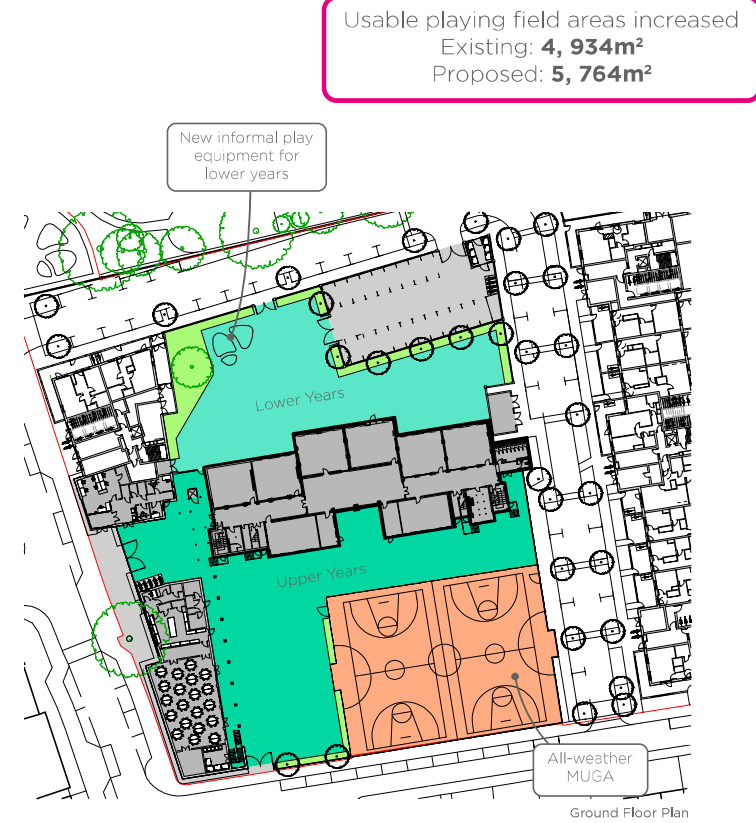
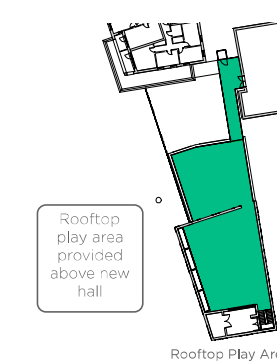
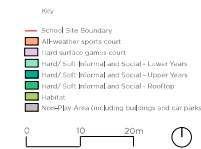
'Playing Field' Areas:	
Hard Surface Games Court:	1,218m <sup>2</sup>
Hard/ Soft Informal and Social:	3,716m <sup>2</sup>
TOTAL:	4,934m <sup>2</sup>
Non-Play Areas:	
Building:	3,097m <sup>2</sup>
Non-play:	3,904m <sup>2</sup>
TOTAL:	7,001m <sup>2</sup>
SITE:	11,935m <sup>2</sup>



Undeveloped and unused area to the NW corner of the site

## Proposed Site Use Area Plan

General play areas consolidated and located in front of classrooms and halls for improved access, management and supervision. Lower years to north, upper years to south.



'Playing Field' Areas:	
All-weather Multi-Use Games Court:	2,431m <sup>2</sup>
Hard/ Soft Informal and Social:	2,625m <sup>2</sup>
First Floor Hard/ Soft Informal and Social:	435m <sup>2</sup>
Habitat:	272m <sup>2</sup>
TOTAL:	5,763m <sup>2</sup>

Non-Play Areas:	
Building:	1,658m <sup>2</sup>
Non-play:	729m <sup>2</sup>
TOTAL:	2,387m <sup>2</sup>

SITE: 6,509m<sup>2</sup>

MUGA area double counted as it provides extended use through artificial lighting and all-weather surface, as stated in BS103 and guideline documentation.

## Extent of Variation from Existing Site

Existing site area	1,172 ha
Proposed site area	0,646 ha
Difference	-0.53 ha

Existing playing field area	0.49 ha
Proposed playing field area	0.58 ha
Difference	+0.09 ha

Site area reduced but usable play space increased

For more information go to: [AngelOak.commonplace.is](http://AngelOak.commonplace.is) or email: [AngelOak@southwark.gov.uk](mailto:AngelOak@southwark.gov.uk)

# 6 OUR PROPOSALS - ARCHITECTURE

We have developed a simple range of materials across the site to denote building uses. This will create variation and interest within the built forms, and will be visually appealing at street level.

The materials have been selected for their robustness, low maintenance and inherent quality to age and weather well.

The Academy buildings are intended to be distinct from the residential buildings.

The Chandler Way residential block creates a corner junction building. It is intended to look the same as the residential buildings surrounding the Gloucester Grove Estate gardens and distinctly separate from the Academy.

The main residential block has been broken into three 'bookend' elements with secondary linking buildings. The taller elements blend in with the surrounding buildings.



Metal elements (PPC aluminium and Zinc) 'Antique Gold' colour



Red Brick to feature Academy elements, to match Victorian school buildings



Light cream weathered brick to residential elements



Light grey weathered brick to secondary residential and Academy elements.



The residential architecture would be designed in simple forms that respond to surrounding views and massing context. To ensure architectural quality the team consulted extensively with the council's design officer to develop the detail of the facade.



View north along Chandler Way



View east along Burcher Gale Grove



View east along Longhope Close



View west from Daniel Gardens

# 7 OUR PROPOSALS - A GREENER AND MORE ACTIVE AREA

The proposed landscape works have been developed in consultation with Southwark Council, local residents and Met Police for Secured by Design advice.

The proposed designs would consolidate and enhance the Academy's play and outdoor areas and improve their ability to manage and supervise these spaces. The layouts would provide ample amenity and play spaces for new residents exceeding policy requirements and increasing urban greening of the site.

Key to the proposals are clear boundary strategies, landscape buffers and new tree planting. Providing connection to the existing Gloucester Grove Estate gardens and enhancing their setting is a central feature of the designs.

## Precedents



Raised timber planters



Contemporary timber pergola



Low height timber play equipment and bark mulch



Timber columns and balance logs



Natural play with planting and simple robust equipment



Permeable concrete blocks - Herringbone Bond



Permeable concrete blocks - Mixed sizes



Kerb to delineate footpath and vehicle routes

## Proposed Features

- Improved Academy play and learning spaces
- Defined Academy and residential spaces with scope for wider community use
- Clear pedestrian routes
- Reinstatement of through route for vehicles to aid servicing
- Car parking broken up by landscaping
- Boundary treatments provide security but aid visibility

Southwark Council are committed in creating mixed communities, all shared, open space is accessible to all, there is to be no segregation of access to any tenure.

Shared residential amenity space required by policy = 975m<sup>2</sup>

Shared residential amenity space provided by design = 1,342m<sup>2</sup>



## Maintenance



Clipping hedges to maintain a formal shape/appearance



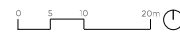
Routine soft landscape maintenance



Litter picking on a regular basis



Watering during establishment



3 - Indicative view south from Chandler Way (back amenity provision)



2 - Indicative view south from Gloucester Grove Estate Gardens to Linghope Block amenity space



1 - Indicative view north within Linghope Block near amenity space