

### **Summary of consultation and the council's response**

This paper contains summary information on the public consultation held between 25<sup>th</sup> September and 6<sup>th</sup> November 2014 into the release of 2,260sqm of land from Albion Primary School, the land to be redeveloped to provide council housing.

In total 43 consultation feedback forms were returned to the council. The comments from the forms are reproduced below along with the Council's assessment of the feedback and response.

#### **Council's assessment of the response**

The headline is that out of 43 consultation responses received only three were negative, with most respondents expressing strong support for the design of the new school

Each feedback form was score from 1 to 4 as follow:

1. Strong support for the proposal
2. Broadly supportive of the proposal
3. Some significant concerns about the proposal
4. Major concerns or rejection of proposal

The summary of the feedback scores is as follows:

<b>Score</b>	<b>No. of forms</b>
1	31 (72%)
2	9 (21%)
3	0
4	3 (7%)
Total	43 (100%)

#### **Council's response to comments received**

As a number of the feedback forms raised similar issues the key questions are addressed below:

##### **1. Why is it necessary to release some of the school grounds for residential development?**

The construction of the new school presents a once in a life time opportunity to re-organise the whole site. To provide:

- More play space than the school currently has
- More teaching spaces
- A full size sports MUGA
- Above standard size classrooms
- Specialist learning areas

The school currently has to pay for the management and maintenance of a large site which is poorly used for play areas and school activities.

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Rationalising the site will release additional resources to pay for better facilities in the new school that the council feels will add significantly to the children's educational experience.

The Department for Education design guidelines for a new two form of entry primary school allow for a school size of between 5,400sqm and 6,300sqm. The actual size for the new school will be 6,400sqm, that is 100sqm over the guidelines.

### **2. What impact will the residential block have on the school?**

The residential block has not yet been designed and this will be subject to separate consultation with the local residents, school and parents once architects have been appointed. The new residential block is not due to start construction until after the new school has been built (September 2016), so won't actually start until 2017 at the earliest.

There will be a solid boundary between the new residential site and the school to a height of 2.4m (7 foot) and there will be tree planting along the boundary as well.

### **3. How safe will the school be when the new school is being built?**

The school and pupils will be completely separated from the construction site and there will be a 2.4m high solid fence separating the school from the building site. There will be separate entrances for pupils/visitors into the school and the construction team will have their own entrance into the construction site which will be guarded.

Vehicles into the construction site can only enter outside of school opening and closing times so that pupils are not encountering any large construction vehicles at the beginning and end of the school day. The contractor's staff will all be CRB/DBS checked as well.

### **4. How much noise and disruption will the school have when the new school is being built?**

There will be some noise and dust generated at some points during the construction process and the contractor will minimise these by limiting the times of the very noisy work (so that they fall outside of school term time and avoid exam periods).

We have also located years 5 & 6 in the new classrooms away from the potential construction site so that they are as far away as possible from any noisy activities.

### **5. Will the building be sustainable and easily maintainable?**

We have to meet a minimum of 20% renewable energy target for the new school and we also have to meet a minimum BREEAM Very Good rating for the construction.

As this is a school we have to make sure that the classrooms are well ventilated and heated and that there are high levels of natural daylight into the learning spaces. This means that we have to balance the energy use to provide the best environmental conditions for learning.

The building will be controlled by a Building Management System (BMS) and this will keep track of the energy use through out the year. Part of the brief to the architects and engineers is to make the building as easy as possible to maintain and we will be using high quality materials to ensure the long life of the building.

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We will be using:

- LED Lighting
- Photovoltaic panels
- Energy efficient double glazing
- Recycled hardcore
- Sustainable timber products

### **6. Will the pupils be involved in the design of the new school?**

Yes, the pupils have already undertaken a design session with the architects to explore what they think is important in the new school. The pupils will also be involved in the construction process with regular visits into the construction site to see how the school will be built. We are looking at the learning opportunities that the design and construction process can offer the pupils.

### **7. What materials will be used on the new school?**

The architects are still designing the school and as yet we have not yet agreed what materials the school will be faced with. The main structure will either be a concrete frame or structural steel columns. We are looking to use high quality materials for the internal finishes. We will be able to show you more on this in the coming months.

### **8. Can the roof be used for play areas?**

Yes, the roof can be used for play areas and the architect and landscape architect are looking at the proposals for this and we can show these to you at the next consultation meeting. We will definitely be using some of the roof space for play.

### **9. What play areas will be provided?**

The new school will have the following play areas:

- Sports MUGA (Multi Use Games Area), fully enclosed and with flood lights (Football, Net Ball, Basket Ball, Tennis, Flag rugby and Cricket)
- Dedicated and separate Nursery play and separate Reception play areas
- Forest School
- School growing garden
- Year 6 garden area
- Bicycle track
- Trim trail
- Informal Play areas (for natural play and running around)

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### Reproduction of consultation responses

Ref.	Status	Thoughts on proposal	Any other comments	Council's score
1.	Grandparent	I think they are very good idea and hopefully will work well.	The garden area will teach how to grow their own food.	score 1
2.	Parent	Excellent		score 1
3.	Parent	Good Cause	Kindly make sure that the new facility has all the existing facilities as the bare minimum.	score 2
4.	Parent	Seem like a reasonable proposal and an efficient use of space so I support the (form not clear) approval. I like the heart space proposal in particular.	I think minimal child disruption during transition is key.	score 2
5.	Parent	Very good, maximised space and a more modern school children.	land being offered to council for housing, tenants should sign undertaking to prevent anti social behaviour and noise before offered property.	score 2
6.	Parent	I think the proposal are a wonderful idea and will be beneficial for the children and their development.	Ensuring the new flats have carefully selected tenants who will not pose a threat to the children. What will be the ideas for sustainability and maintenance of the building?	score 2
7.	Parent	Excellent. Very positive for the school and area in general.		score 1
8.	Parent	I think the proposals are brilliant. Albion Is a very good school and by having the school rebuilt will be excellent for the students and staff	I'm impressed especially with the plans for nursery and reception as my daughter is currently in the nursery class. I feel this will help improve her and her fellow student's learning and development.	score 1
9.	Parent	the proposal is good, it will create space for the kids to play and learn.	all seems to be good	score 1
10.	Parent	Excellent	no everything is perfect	score 1
11.	Parent	looked good so far, a bit concerned about noise from upstairs	no much space for coats and bags. Good to see disabled toilets.	score 2
12.	Parent	it looks really nice with more green space. I cant wait.		score 1
13.	Parent	Great		score 1
14.	Parent	Excellent		score 1
15.	Parent	It sounds and looks great. Can't wait to see the finished building. Hope everything goes to plan. I think its good that the children are going to be involved with designing as well		score 1
16.	Parent	I think its great		score 1
17.	Parent	Excellent		score 1
18.	Parent	Proposals for school looks great. Impressed.	All that's planned seems very interesting and great, look forward to seeing it completed.	score 1
19.	Parent	I think all the ideas are amazing	The new building is fantastic	score 1

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Ref.	Status	Thoughts on proposal	Any other comments	Council's score
		especially the outdoor active space where kids can play enjoy and the outdoor growing is excellent idea as is rooftop space.	Albion is very lucky to have the opportunity to develop further. Well done! Look forward to seeing it in sep 2015!!	
20.	Parent	Fantastic, very modern.		score 1
21.	Parent	It is very good idea. And most of the parents will satisfy after seeing your school construction.	Not at all. Your ideas is very brilliant so I have no need to tell you anything.	score 1
22.	Parent	Its very good idea to have new school and more space for the kids to enjoy the playground. I support that very much.	I would like to thank you for all what your doing for our kids.	score 1
23.	Parent	It is a very brilliant idea. I am fully in support of the expansion of the Albion Primary School.	Planning of the new building is well in according the needs of it purpose.	score 1
24.	Parent	It looks very promising. I am looking forward to see a new school. It's great that more kids will be able to attend this school, they will have more space, and better facilities.		score 1
25.	Parent	It's a brilliant proposal, very nice plan and structure and they wont be wasting of space.	Fully supportive and excited to see such developments on our children's school.	score 1
26.	Parent	Fantastic idea. Never a bad idea to utilise the space you have. The children would benefit much more. I fully support this project.		score 1
27.	Parent	The idea is certainly good and hopefully beneficial to all in the longer term. My only concern is in terms of the equity reduction by way of selling of land. Also slightly concerted about child's safety due to conversion into a building site.	All seems to be good	score 2
28.	Parent	Innovative. But the work needs to not affect the children's learning.	I think it is a shame you are cutting some of the ground out of the school site.	score 2
29.	Parent	Brilliant stuff and great idea very exciting plan.		score 1
30.	Parent	Looks very good.		score 1
31.	Parent	Fantastic new building with great facilities excellent space for ever-growing school.		score 1
32.	Parent	Very good and looks fantastic	How much is it all going to affect the school terms.	score 2
33.	Parent	Excellent proposal, keep it on. It's a great development in our community.		score 1
34.	Parent	It looks great and fantastic. I hope it will look so when it is finished.		score 1
35.	Parent	Excellent		score 1
36.	Parent	Proposed work looks good		score 1
37.	Parent	great	In the mean time, it would be a good	score 1

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Ref.	Status	Thoughts on proposal	Any other comments	Council's score
			idea to take the children to Southwark park more often. Parents could volunteer to accompany them if necessary. This could give the children the chance to play outside in a nice space.	
38.	Parent	Are the flats or houses will have any direct access/ contact with the children? How can you guarantee that the children will be respects June 15 - Sept 16? How are your going to deal with the noise when the children are studying? How much space will they be loosing or getting indoors and outdoors? Which health and Safety measures we are going to take while the work is in progress?		score 2
39.	Pupil	Lots of new space Exciting	Fabulous	score 1
40.		Very nice	Good	score 1
41.	Parent	<b>I have strong reservations about releasing almost a third of the school's land to partly fund this project.</b> There is also not enough information about the design and materials likely to be used in this project (although I understand it will be a concrete frame with cladding with a BREEAM rating of 'very good' as apposed to higher 'excellent' rating).  I am not sure that as the suggested possible cladding materials of tiling and weather they will be attractive within a few years (particularly concrete or wooden cladding if need). It is also unclear whether the rooftop area to be used for year 6 would be strong enough if it was later decided to use them for rooftop playgrounds or if they would need to be reinforced at additional expense.	1) Clarity on the materials to be used (cladding particularly) is needed, sustainability and medium to long term effects of weathering etc.  2) Clarity needed on the possibility of using the roof as a proper playground and whether it would need further reinforcement at a later date at a further cost.  3) What impact would the proposed Feedback score flats/affordable housing have on the school playground - rights to light etc? Can any restrictions be imposed on the land before it is given to the council?  <b>4) Options for funding a scaled down project if the school didn't sell of the land.</b>	score 4
42.	Parent	<b>Totally against playground area being reduced even by a fraction as there is currently not enough space even with the school not being a 2 form intake - the playground is too crowded.</b> I appreciate the extra cash it will bring, shame the funding isn't coming from the council and is the responsibility of the school to raise. Not keen on the classroom with no doors as my child	The hall space loos small as in further 2 PE lessons will have to run at once if they will all have a chance and the hall is already a squeeze at assembly without full 2 form. Play are already they cant use the (not clear) in wet weather so not only will it be smaller but it will have lots of bits they cannot use such as gardens etc. I do like that the	score 4

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Ref.	Status	Thoughts on proposal	Any other comments	Council's score
		already says class is noisy would the sound of 2 classes group on at once and children 'choosing' to go between them as they please.	nursery and reception children will get their own playgrounds as I think that is important. It will be important to make sure the 'heart' space gets used else it will remain empty and a waste of space.	
43.	Parent	The design looks good but I profoundly disagree with selling one third of the land. I struggle to understand that this is needed. I feel that the school should be funded by local authority and / or central government. The play area is not increased substantially and it will accommodate double the number of children.	<p>The school building itself will cause a lot of disruption to the children and I think it is a shame to increase that disruption by having a development of social housing next door.</p> <p>I think the open plan classrooms will cause a lot of disturbance in class. The playground has a lot of dead ends and not any good sight lines which might lead to places to be bullied. I think you need clear lines of visibility.</p> <p>It seems un-necessary to have a grand entrance. It might be possible to save costs here?</p> <p>Why not build the building around a schoolyard with good play areas?</p> <p>Have other means of increasing the budget been considered?</p> <p>Can you use the existing building?</p> <p>This would possibly save money?</p> <p>At least re-use foundations.</p>	score 4