

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: East Wick Primary School

Thursday 2 October 2014, 13.45 – 15.15

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Panel

Peter Studdert (chair)
Adam Khan
Catherine Burd
Tom Holbrook
Tom Lonsdale

Attendees

John Gardener	LLDC Planning Policy and Decisions
Kathryn Firth	London Legacy Development Corporation
Esther Everett	London Legacy Development Corporation
Erin Byrne	London Legacy Development Corporation
Irene Man	London Legacy Development Corporation
Wren Laing	London Legacy Development Corporation
Michelle May	London Legacy Development Corporation
Alice Haugh	London Legacy Development Corporation
Daniel Hall	London Borough of Hackney
Deborah Denner	Fortismere Associates
Tessa Kordeczka	Fortismere Associates

Apologies / report also copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions
Layla Conway	Legacy Youth Panel
Neil Harvey	Mossbourne Academy

Declaration of interest

Quality Review Panel member Adam Khan is working as part of a team with LUC, landscape architects for East Wick Primary School, on a separate project that is not within the LLDC area.

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1. Project name and site address

East Wick Primary School, Queen Elizabeth Olympic Park

Planning application reference: 14/00464/REM

2. Presenting team

Amir Ramezani	Avanti Architects
Andrew Phillips	Avanti Architects
Jennette Emery-Wallis	LUC
Alex Massey	LUC
Kelly Wallace	London Borough of Hackney
David Lee	Mouchel Babcock Education
Billahl Mehter	Mossbourne Academy

3. Local authority's views

The London Borough of Hackney has worked in close cooperation with the planning authority. Targeted Basic Need funding for East Wick Primary School from the Department for Education has been supplemented by the LLDC. The school will be delivered through the Local Education Partnership that implemented the local authority's Building Schools for the Future programme.

Determination of planning permission is expected to be in January 2015, with the completed school opening in September 2016. In the meantime, there will be a one form intake for East Wick Primary School at Mossbourne Victoria Park Academy.

4. Quality Review Panel's views

Summary

The Quality Review Panel strongly supports the design of East Wick Primary School. It responds skilfully to a particularly challenging site and tight budget. The panel welcomes the modifications made to address its comments at the previous review, including the design of the school grounds. More detailed comments are given below on the architecture; materials, detailing and construction; as well as the landscape design.

Architecture

- The panel is impressed by the design's elegance and simplicity. A demanding brief, with a very tight budget, has been met by a well thought-through and efficient plan.
- External elevations, including the street frontage, are calm and clear, with the hierarchy of entrances for pupils, visitors and the public well expressed.

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- While the clear and ordered language of the design is welcome, the panel thinks that it may appear a little austere. There may be scope to soften it – but without compromising its integrity (see suggestion under materials, detailing and construction below).
- Signage might be considered to enliven the street frontage.

Materials, detailing and construction

- Generally, the panel supports the choice of materials, including the metal mesh proposed for the street frontage, the glazed doors and the use of timber at the entrances, which adds warmth to the design.
- The panel suggests that extending the timber beyond the entrances to wrap around the mesh screen could have the effect of softening the elevation.
- This could also help to screen the bin storage area, which the panel accepts cannot be relocated.
- The panel would encourage the architects to consider alternatives to the Eternit cladding proposed, which does not match the quality of the scheme as a whole.
- As a detailed comment on the interior design, the panel thinks that acoustic wall linings with vertical timber slats could be more successful than the perforated panels proposed.
- There is also scope for further consideration of the transition from inside to outside spaces, for example, the provision of covered outdoor areas.

Landscape design

- The panel welcomes the fact that funding has been made available to create high quality school grounds that maximise the potential of the site.
- The landscape design cleverly resolves constraints such as ensuring access to the Thames Water network running beneath the site; the sloping ground plane; and access to the early years accommodation from a currently narrow canal towpath.
- Incorporating a ramp over the sloping ground effectively addresses level changes, and ensures full accessibility.
- The panel welcomes assurances that the materials and planting proposed – including bespoke willow fencing and meadow planting – have been chosen to be robust and hard wearing.

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- It suggests that consideration be given at an early stage to adding planting along the metal fencing enclosing the school site.
- The panel welcomes the proposal to include five semi-mature red oaks at the edge of the hard court playground. These will punctuate the street frontage and also provide shade to the playground. However, this species would usually be planted at least 15 metres apart; the current concept of a 'clump' of trees may work better with another species.
- The location of these trees in the playground may make them vulnerable to damage. Designing seating around their base would be one way to protect them.
- The panel also suggests that consideration might be given to sharing high quality grounds created for the new primary school with Gainsborough School.

Next steps

- The panel strongly supports the design of East Wick Primary School as presented which it thinks has the potential to provide both an effective learning environment and also a valuable community facility within Queen Elizabeth Olympic Park.