

LONDON
REVIEW PANEL

██████████
Capel Manor College
Bullsmoor Lane
Enfield
EN1 4RQ

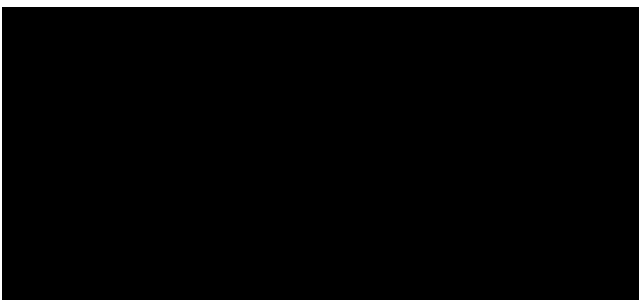
March 2021

Dear ██████████

London Review Panel: Capel Manor College (Crystal Palace & Mottingham Sites)

Please find enclosed the London Review Panel report following the design review of Capel Manor College (Crystal Palace & Mottingham Sites) on 30th March 2021. I would like to thank you for your participation in the review and offer ongoing Mayor's Design Advocate support as the scheme's design develops.

Yours sincerely,



Mayor's Design Advocate

cc.

All meeting attendees

Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills

Philip Graham, Executive Director of Good Growth, GLA

Patrick Dubeck, Head of Regeneration, GLA

LONDON

REVIEW PANEL

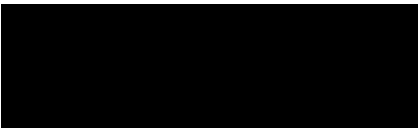
Report of London Review Panel meeting

Capel Manor College (Crystal Palace & Mottingham Sites)

Tuesday 30th March 2021

Review held remotely

London Review Panel

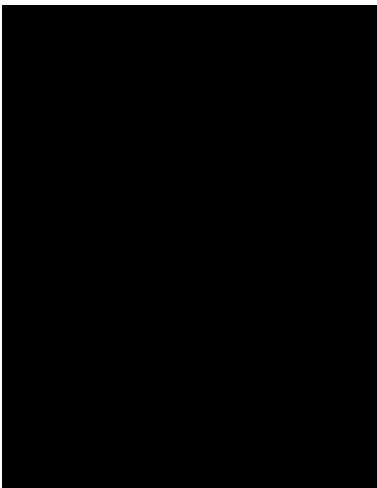


MDA (Chair)

MDA

MDA

Attendees



Capel Manor College (Client)

Feilden Fowles (Architects)

Feilden Fowles (Architects)

Feilden Fowles (Architects)

Feilden Fowles (Architects)

Feilden Fowles (Architects)

Fusion (Project Manager)

GLA Regeneration (Project Officer)

GLA Regeneration (Panel Manager)

Report copied to

Jules Pipe

Philip Graham

Patrick Dubeck

Deputy Mayor for Planning, Regeneration and Skills

GLA

GLA

Confidentiality

Please note that while schemes not yet in the public domain, for example at a pre-application stage, will be treated as confidential, as a public organisation the GLA is subject to the Freedom of Information Act (FOI) and in the case of an FOI request may be obliged to release project information submitted for review.

Project location

Capel Manor College (Crystal Palace & Mottingham Sites)

Presenting team



Capel Manor College (Client)
Feilden Fowles (Architects)
Feilden Fowles (Architects)

Client introduction

Capel Manor College set out the project development since the last review (9th January 2019). The project has taken on board the LRP's recommendations and other feedback from stakeholders. In addition, the project scope has been amended to include the farm at Crystal Palace and new Mottingham site with the removal of the Anerley Hill site. The inclusion of the new Mottingham site includes a 9-acre woodland and meadow site within designated Metropolitan Open Land (MOL). Capel Manor College have revaluated both sites and redesigned accordingly to best contribute to their parkland and community settings. The Crystal Palace site has recently achieved outline planning approval.

Design Team presentation

Feilden Fowles provided design presentations for both the Crystal Palace and Mottingham sites.

Crystal Palace Site

The Crystal Place site proposals are now smaller than the outline approval, with the design team having reconfigured the building footprints to reduce the impact on the open space. The sloping site is on the periphery of the wider Crystal Palace Park which borders it on the west, north and east sides. The prominent site near to the historic Paxton Basin and Crystal Palace Station includes wooded areas with mature trees, paddocks, animal pens and areas of hard landscaping with outbuildings. The design team have developed four key design principles;

- Enhance and create a dedicated public entrance to the west of the site facing the train station and separate the staff/pupil and public entrances
- Provide dedicated teaching areas to the east of the site which allows better safeguarding and separation management of pupils and public
- Open the site to the park by turning back on the railway line, opening views up to National Sports Centre and by removing the many existing obstacles
- Maximising the building footprint and hard landscaping to retain or reduce the proposed building footprint from the existing

The proposals aim to work with the existing site qualities, cascading down the topography in a series of single storey buildings that frame key outdoor spaces. A linear teaching block is proposed along the railway boundary to protect the site from noise and forms one side of a central courtyard space. The quality materials and details proposed include cross-laminated timber (CLT) for the structure and timber cladding. CLT forms part of the sustainability and construction strategy to limit carbon and disruption on site.

Mottingham Site

This site has been included in the project scope following the previous design review. The sloping site is located on the edge of Mottingham in an area of extensive woodland also containing paddocks, woodland, meadow. There is a collection of poor-quality temporary structures not fit for purpose and that do not meet modern standards. Existing greenhouses require renovation before they can be used. These structures are currently arranged in a haphazard cluster with no rationale and creating awkward and inaccessible spaces. The site is surrounded by suburban housing to the west, farmers pasture to the north, smaller pockets of housing to the east and woodland to the south which is managed by the college. Access to the site is restricted via a lane and small roundabout to the north. The site wide masterplan includes utilising the woodland, paddocks, meadow and horticulture spaces as teaching facilities. The site sits within Metropolitan Open Land (MOL) and this is a significant planning sensitivity. The key design proposals include;

- Ensuring the development is as compact as possible and keeping to the existing hard landscaping where possible
- Improve the public frontage to north entrance by making more legible and locating public facing facilities there
- Better define the public and private secure lines enabled through clear layout and management
- Clear and accessible circulation across the site

The proposals include a welcome building and a linear teaching block that addresses the sloping site set around a new central courtyard. The wider masterplan focuses on the core values of the college in providing quality access to the landscape and includes for future phases as funding becomes available. The proposed buildings aim to frame spaces and views across and into the site including providing covered external spaces such as the north-south axis walkway linking the buildings together.

London Review Panel's Views

Summary

Since the previous review (9th January 2019), the panel can see that some of the previous recommendations captured in the LRP report are no longer relevant due to a site being removed from the project scope and many of the remaining LRP recommendations have been addressed. The panel commend the client and architect team's fantastic relationship evident in the clear understanding of the brief and architecture shown in the proposals. While the previous review was very positive, it is great to see the team continuing this good work even as the brief has replaced one site for another.

The panel support this project and think there is the potential for a monastic, beautiful and timeless scheme rooted in the landscape and giving back to the community through education. The excellent presentation demonstrated a clear architectural direction. The panel agree that for both sites a landscape-led approach requires a landscape architect and they should be appointed as a priority. The panel agree the proposals at Crystal Palace are nearly resolved whilst there are more opportunities at the Mottingham site to think beyond the site lines and what the wider offer, experience and narrative should be in relation to the MOL. Communicating this projects story in a wider narrative and including educational and community benefits will help navigate the planning argument.

Recommendations for both sites

Wayfinding and legibility

The panel advise the team to make clear to visitors of the site where there should go and how to get there. Both sites have setback 'front doors' from the perimeters and public information points need to be able to guide visitors into the appropriate parts of the site through clear, accessible and legible wayfinding.

Waste, recycling and composting

The panel agree there is an opportunity for these projects to include waste, recycling and composting into the educational nature of the college and need not be hidden away. This can include locating and showcasing them in a creative way that demonstrates the various processes and impacts of these material lifecycles. These colleges are conceptually part of their landscapes and they can reinforce this nature by displaying the knowledge of and issues around waste and recycling as part of the learning ethos.

Transport connection between sites

The panel suggest that the connections between the two sites should contribute to the wider vision including having an electric bus and prioritising cycling. Working with the local authority and by providing good cycling infrastructure can allow this opportunity for active transport to grow in future phases.

Recommendations for Mottingham site

A landscape architect for a landscape-led approach

The panel agree that for such an important landscape context a landscape-led masterplan is the correct approach and a landscape architect should be brought into the team as a priority. The design team will need to allow for the landscape masterplan to be developed and then in turn inform the current architectural proposals, adapting the building approach as needed. The panel understand there is a good amount of existing knowledge within the team including from the horticulture staff however a landscape architect discipline is required to provide the landscape masterplan and its interactions with the architectural proposals.

As a horticulture school the landscape masterplan needs to take advantage of this extraordinarily rich setting, looking to understand the soil types, geology, water table and microclimates. This will in turn better unlock the site to opportunities embedded in the landscape for the educational facilities of the school with horticulture in the woodlands, meadows and ponds. The panel recommend the team also consider the location of planting beds for best microclimate including in the central courtyard proposed.

The panel understand a landscape architect has now recently been appointed.

Communicate wider context including MOL setting

The panel suggest the team zoom out from the site plan to the much wider MOL context to set the scene and communicate the proposals. The story of this project needs to include the MOL functions and interrelationships with the existing neighbours and how this college intends to integrate with the community. Dealing with the MOL challenge is a significant constraint and the proposed buildings are an increase in the existing building envelope on the site. This will require clear communication of the balance taken to minimise this impact through the quality architecture, educational benefits and improving access to the public. This story needs to be set in the wider context of the communities around the MOL including acknowledging the challenges faced at the Kidbrooke Estate.

The team need to set out the local population views and the engagement undertaken as part of this projects design development. The team need to be able to communicate the quantum of existing and proposed building footprint on MOL to then justify with the positive outcomes this project will contribute to as part of the balance of its impact. The panel encourage the team to consider the strategic gaps between settlements and built form that typifies MOL and demonstrate how this has informed the placement and massing of the proposals. The panel agree that setting out the vision for the campus based on the Enfield example is a good indication of the intended programme in this location and how it embraces the community.

The design team confirmed that the project had been through a pre-application process with LB Bromley which discussed the net increase in footprint. The team had set out the special circumstances in providing educational facilities within high quality architecture and that this was received positively with LB Bromley.

Introverted campus or public park

The panel advise the team to consider how their proposals can treat the site as a park rather than as green belt to better engage the project into the landscape and surrounding communities. Currently the campus layout is quite introverted, and the panel encourage the team to ensure the layouts deliver on the working ambition of this facility becoming a public amenity that invites in the neighbouring communities. While the panel acknowledge the need for the site to have clear security lines there will be opportunities for public connections through the site to be encouraged and included in the proposals. The panel suggest that there may be events where the campus is more open to the public and then times when it is more private whilst retaining public access.

Capel Manor College set out the experience from their campus in Enfield as a college integrated in the landscape and open the public as the model for this site. The college will open the currently inaccessible woodland and gardens to the public as the site is developed to higher safety and accessibility standards that also protect the ecology of the site.

Mottingham architectural response

The panel agree that the current approach to clustering the buildings is respectful and this is an appropriate response to the sensitive site context. The team need to strengthen and clarify this vision of architectural approach to explain how it is a response to MOL. The panel are impressed with the approach to the clear planning and delineation between front and back of house spaces in the modest yet generous buildings. The panel advise that the clear and well organised structure of the layouts and form need to be informed by the landscape masterplan rather than resist it to further strengthen this hard working and competent scheme. The panel would encourage the design team consider the solar orientation of the buildings including issues of overshadowing, capturing the sun throughout the day and seasons and risk of glare and overheating.

Recommendations for Crystal Palace Park site

A landscape architect for landscape analysis

The panel agree that as with the Mottingham site, a landscape-led approach requiring input from a landscape architect is a priority. The landscape structure is set up more clearly than at the Mottingham site due the existing park setting with much more structure to respond to. As such, the landscape architect can focus on landscape analysis of the existing vegetation, landscape features and how the project can be composed around these. The panel would encourage the team work with the landscape architect to develop site sections that extend into the park to help communicate the transitions and relationships with the college.

Crystal Palace architectural response

The panel agree that the team have the correct architectural approach and this scheme is much improved since the review. The yard building arrangement is working well and is more comfortable within the existing hard landscaping footprint. The panel can see emerging connections to other park structures including the café building and this project is forming part of a wider family of buildings in the park.

Connecting to the Park

The panel agree the scheme should accommodate future connections, activity and interactions with the listed Paxton Basin as and when it is refurbished. This project contributes to the park and the team should show how it rebuilds and restores these links to key features such as the basin. The panel understand the basin sits outside of the funding and site scope, but the team should set out the long-term vision with future phases beyond this scope to future proof design decisions at this stage.

GLA officers will provide the team with an update to the status of the Crystal Palace project progress including the Paxton Basin.

Next Steps

The panel would welcome the opportunity to further comment on this exciting and aspirational scheme at a future appropriate stage in the project development.