

Galliford Try Selwyn Primary School Statement of Community Involvement



**Your Shout
December 2015**

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1. INTRODUCTION

This Statement of Community Involvement has been compiled by specialist community consultation group Your Shout, part of Thorncliffe, on behalf of Galliford Try (the Applicant). This report supports a planning application for erecting a new school building for the Selwyn Primary School.

This report details the public consultation the Applicant has undertaken in order to inform the evolution of the proposals. Consultation has been carried out in accordance with national and regional policies, as set out in the following section of this report, and meets the requirements of the London Borough of Waltham Forest's current Statement of Community Involvement (adopted 2007).

Your Shout has also signed up to the Consultation Institute Charter, which sets out the best-practice principles for consultation. A copy of the charter can be found at www.consultationinstitute.org.

The key aims of the pre-application stage of public consultation, which this report documents, were:

- 1. To inform local residents, businesses, councillors and other stakeholders about the redevelopment aspirations for the site.**
- 2. To gain a full understanding of local views of the proposals, engage with the local and wider community throughout the design development stage, and use these views to identify concerns and opportunities, and where possible inform the evolving final proposals.**
- 3. To demonstrate how the Applicant has responded to the issues raised by the community and stakeholders and identify how changes have been made to the proposals to address them.**

In addition, this report demonstrates the Applicant's continued commitment towards consultation and engagement throughout the statutory planning process.

2. POLICY FRAMEWORK

National Context

Pre-application consultation has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments. Many large scale planning applications are the subject of extensive pre-application consultation as a matter of course.

However, prior to the Localism Act 2011, there was no legal requirement for applicants to undertake any pre-application consultation with communities nearby.

The Localism Act 2011 introduced “a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals... to further strengthen the role of local communities in planning.” (*A plain English guide to the Localism Act, p.13*)

This amends the Town and Country Planning Act 1990 and creates several obligations for potential applicants. There is a requirement to carry out pre-application consultation for all “large scale major applications”, and applicants must:

- Publicise the proposal and consult with residents in the vicinity of the site concerned.
- Give local people a chance to comment when there is still genuine scope to make changes to proposals.
- Have regard to the local planning authority about local good practice.
- Take account of responses to the consultation.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines “major development” as involving any one or more of the following:

- a) The provision of dwelling houses where—
 - (i) The number of dwelling houses to be provided is 10 or more; or
 - (ii) The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i).
- b) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- c) Development carried out on a site having an area of 1 hectare or more.

However, it is best practice to consult stakeholders and the local community on all significant developments before a planning application is submitted.

Additionally the Government has used the Localism Act 2011 to clarify the rules on ‘predetermination’. Previously in some cases councillors were warned off doing such things as campaigning, talking with constituents, or publicly expressing views on local issues, for fear of being accused of bias or facing legal challenge. The Localism Act 2011 makes it clear that it is proper for councillors to play an active part in discussions on developments prior to submission of a planning application, and that they should not be liable to legal challenge as a result. This will help them better represent their constituents and influence the development proposed.

The National Planning Policy Framework (NPPF), published in March 2012, says that local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The NPPF adds that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.” (NPPF, p. 45, 118)

Regional Context

The Mayor of London’s ‘London Plan’ (adopted March 2015), does not directly advise on how developers should engage with local communities about proposed development. However, several sections relate to the principle of involving both residential and business communities in new development.

8.2 “The Mayor recognises the complexities of delivering new development in London, with a wide range of organisational, infrastructure and other issues that have to be considered. The most effective way of achieving delivery is to work together in a collaborative manner towards agreed goals. The Mayor is committed to engagement with all groups and individuals concerned with planning for London, including:

- Government from national to local level.
- Other public bodies/agencies.
- Private businesses and trade/ representative bodies.
- Voluntary and community sector groups.

8.4 The Mayor will work with boroughs, other agencies with planning responsibilities, enterprises and their organisations and other stakeholders to ensure that planning decisions are taken as close as to the communities and interests they affect, and in as inclusive a way, as is appropriate having regard to the planning system and the nature of the decision concerned. He recognises that community and voluntary groups, local business organisations and other interest groups have particular contributions to make to planning decisions, plans and strategies to shape neighbourhoods (see Policy 7.1 and paragraph 7.6) and will support their involvement. He will also consider what guidance and support it would be appropriate for him to offer to aid neighbourhood planning.

8.5 In the same way, the Mayor supports approaches to planning, regeneration and development that harness the knowledge, commitment and enthusiasm of local communities, enterprises and other groups. In particular, he will encourage use of tools such as community land trusts, which enable communities to shape their own neighbourhoods through the management and development of land and other assets (including those transferred from public sector organisations). He recognises the importance of development trusts, other community organisations and local business partnerships and bodies in helping to shape and develop neighbourhoods, sometimes in ways that the public sector cannot.”

Local Context

London Borough of Waltham Forest Statement of Community Involvement (adopted 2007)

The following extracts indicate the local authority's approach to consultation. The consultation methodology compiled for the Selwyn Primary School Proposal has been tailored to meet these guidelines.

"6.2.1 In accordance with the Localism Act 2011 and the National Planning Policy Framework (NPPF), the Council encourages developers to give local people advance warning of their intention to apply for planning permission. The aim here is that the community are involved at the earliest possible stage before the developer firms up their proposals. This can often reduce the time taken to determine an application.

6.2.2 For small-scale development proposals, applicants should speak to nearby neighbours about their plans. For larger scale, or potentially controversial development proposals, the Council expects developers to engage with relevant stakeholders, including the local community and Ward Members. Effective techniques for more controversial schemes could include public exhibitions and workshops. The Planning Case Officer will advise the developer of the Council's expectations in terms of the level and scale of consultation expected for individual schemes, on the basis of site specific circumstances.

6.2.3 Developers will be asked to provide information on all community engagement they have undertaken on the proposal, along with an explanation of how issues raised have been taken into account. This information will be considered by the Council when determining the planning application."

3. SUMMARY OF PROPOSED APPLICATION

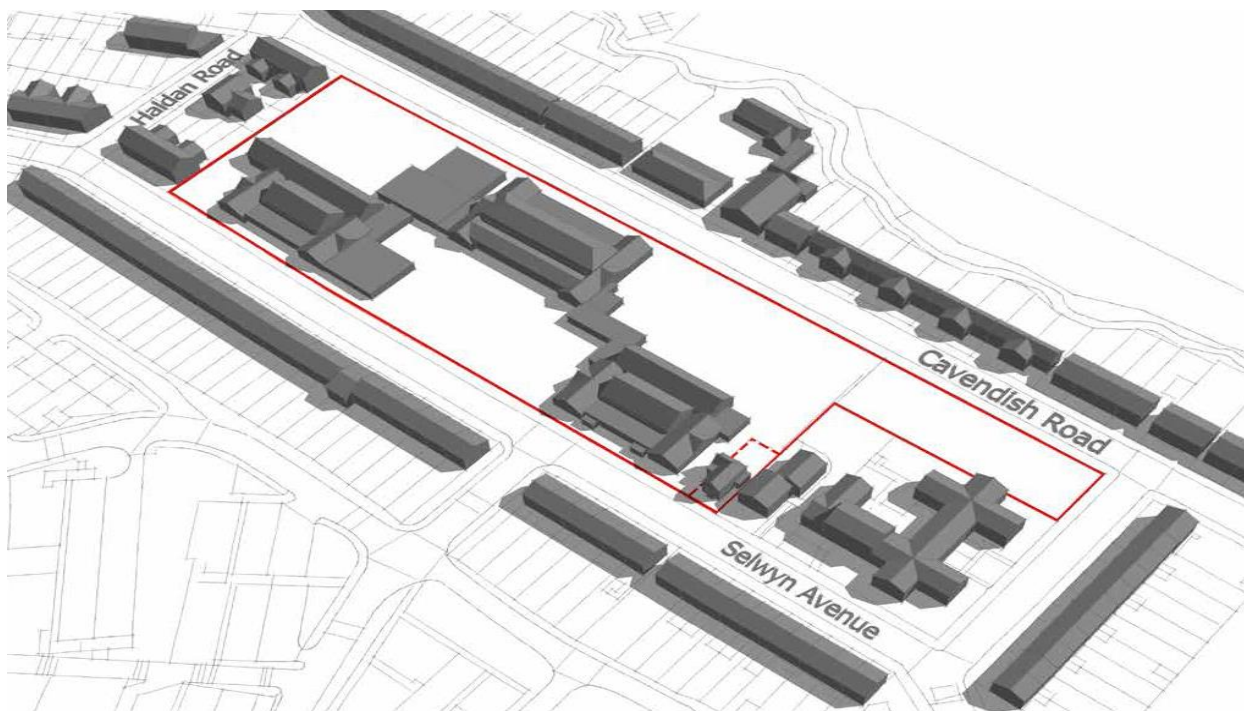
The current site

The application site comprises 0.96 ha (9 600 sq. m). It is bounded by Cavendish Road to the south, Selwyn Avenue to the north and residential properties off Halden Road to the east. The existing school buildings which form Selwyn Primary School are positioned immediately to the north and west of the site. The School falls within the administrative boundaries of Waltham Forest.

The site houses a mixed primary school and caters for 648 pupils aged between 3 and 11 years old. It was created by the amalgamation of Selwyn Infant and Junior Schools in April 2007. The school contains three Victorian buildings, originally dating from the early 1900's. Temporary mobile classrooms and a caretaker house are located on the western part of the site. The existing buildings are generally single storey in height with pitched roofs. The majority of the site contains hard surfaces, with a small soft play area located in the nature/ habitat area in the south-western part of the site. There is a level change of almost two metres between the north and the south of the site.

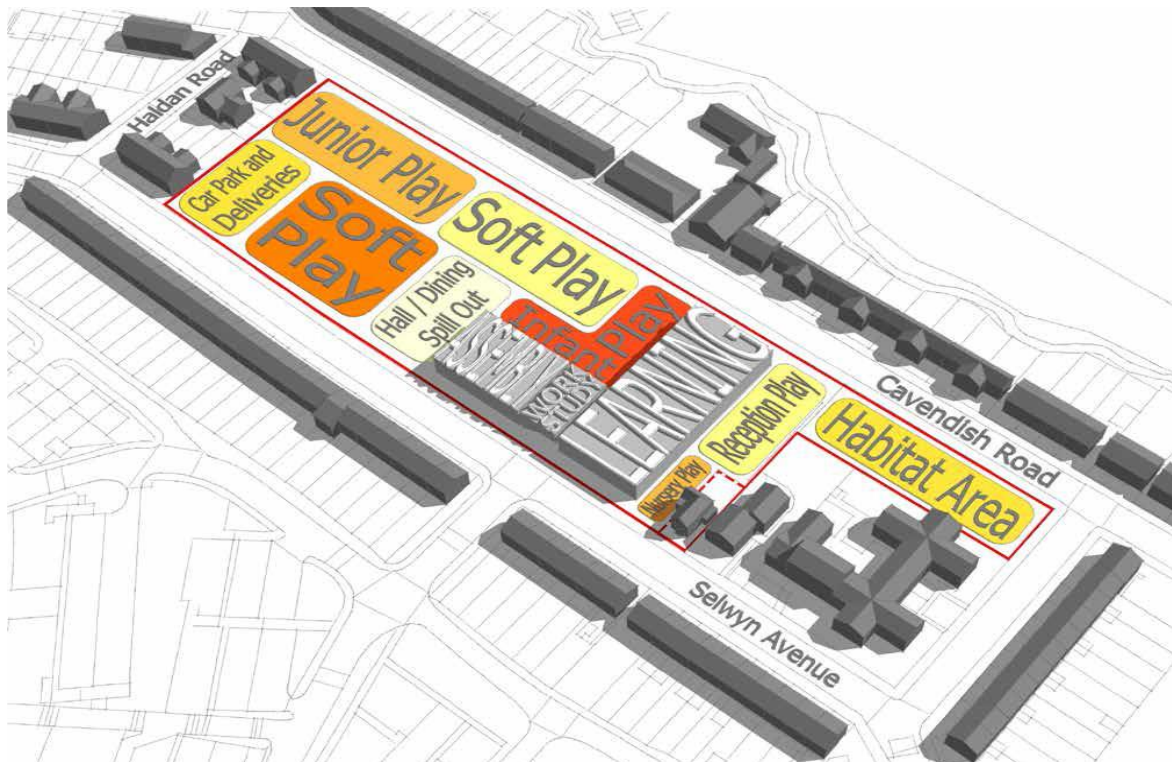
The main pedestrian access to the site is from Cavendish Road with secondary access for parents and pupils from Selwyn Avenue. There are two points of vehicular access on Cavendish Road and one point of vehicular access on Selwyn Avenue. These lead onto the school playground and are for emergency or grounds maintenance access only. There is no car park on the school site. There are 20 cycle parking spaces provided in the playgrounds of the school.

The site is located 630m from Highams Park national railstation. The nearest bus stop is located on Halden Road, 325m from the site. A site-specific PTAL assessment has identified the site as having a PTAL of 2, which is classified as poor public transport accessibility.



The proposals

The project scope is to re-build Selwyn Primary School on the existing school site to provide a new 3FE primary school allowing for 691 students, a new 45 place nursery and provision for 16 under 3's. The redevelopment will include the full demolition of the existing school block to the North West of the site and the construction of a new 2 storey primary school in the demolished area while the school continues to function in the remaining existing buildings and a new temporary building. The remaining school buildings will then be demolished and landscaped into new hard and soft play areas. The new school and landscape play areas will then deliver a sustainable, safe and comfortable learning environment that will be able to support the needs to the school into the future.



4. THE CONSULTATION PROCESS

The consultation process for this scheme meets the requirements of the Council's Statement of Community Involvement. Specifically, we have:

1. Made sure the consultation takes place as early as practically possible in the design development process, and is therefore 'front-loaded'.
2. Conducted appropriate engagement that fits the community's needs.
3. Conducted an accessible and visible exhibition.
4. Used Plain English and adequate response mechanisms.
5. Explained clearly what the scope of the consultation is, and what can and cannot be changed.
6. Analysed the results from the consultation objectively.
7. Publicised collective responses, with due regard to the Data Protection Act.
8. Summarised how these responses have affected the proposals.
9. Ensured feed-back, analysis and our response is available to the public and consultation participants.

Pre-application discussions with planning officers

A pre-application meeting has been undertaken with the London Borough of Waltham Forest on November 20th 2015. Discussions have been ongoing for the duration of the pre-application period. Over the course of these discussions the design of the scheme has been refined. Detailed information about this process and the evolution of the design is included in the Design and Access Statement.

Pre-application meetings with Councillors

We have been in close contact with our Hale End and Higham's Park ward councillors. Cllr Tony Bell attended our public consultation event. Another meeting will be held with local ward Councillors on 17th December.

Pre-application discussions with individuals and groups

Prior to the public exhibition, we identified the community groups and other key stakeholders in the area of the application site, and built up a List of Stakeholders. We contacted individuals and community groups to invite them to the public exhibition, offer further information and to make them aware that we were happy to meet with them at a time of their convenience.

The community groups we contacted include:

- Higham's Park Planning Group
- Higham's Park Forum
- Aldriche Way Tenants, Residents and Lessees Association
- Higham's Park Baptist Church
- The Higham's Park Society
- Higham's Residents' Association

We will continue to maintain contact with these individuals and groups as the planning application progresses.

Publicising the consultation

We publicised the consultation to the residential units surrounding the Site by distributing an information leaflet. The objective of the leaflet was to invite the local community to the public exhibition, to communicate information about the scheme, and to seek feedback from those not able to attend the public exhibition. We delivered approximately 1000 copies of the leaflet, which were distributed by our in-house team to ensure correct delivery. The leaflet was delivered to all homes and businesses in the area highlighted in the map below. A copy of this leaflet is available in [Appendix 2](#).



Invitations were also sent to the following councillors:

London Borough of Waltham Forest councillors representing Hale End and Higham's Park

- Councillor Paul Braham
- Councillor Sheree Rackham
- Councillor Tony Bell

And Councillor Mark Rustling (of Hoe St Ward). The Portfolio Lead Member for Children & Young People.

Promoting the exhibition

Display posters advertising the public exhibition were distributed to several local shops and Selwyn Primary School. A copy of the display posters is available in [Appendix 3](#)

Conducting a visible and accessible public exhibition

The public exhibition took place on-site at Selwyn Primary School on December 3rd 2015 between 3pm and 7pm, with 66 people attending.

The times and date of the exhibition were chosen to encourage the maximum number of people to attend the exhibition, including those in full-time employment and those with parental responsibilities. We ensured the exhibition date did not fall on any locally observed religious or cultural festivals.

The venue was accessible to people with limited mobility. Play materials were available at the exhibition for young children. We prepared a feed back form for children, see [Appendix 1](#), which included a drawings activity, an example of which can be seen in [Appendix 6](#).

Posters were placed at the entrance of the exhibition so people could easily find it. Visitors had the opportunity to view six display panels containing details of the scheme, including site layout and details of the proposed development. Copies of the display panels are available in [Appendix 4](#). Members of the project team were available to answer any questions visitors had about the plans and wore name badges to identify themselves. Representatives from each of the Applicant, the EFA, the architect, the planning consultant, the traffic consultant and Your Shout were present throughout the exhibition.

Visitors were encouraged to fill out a questionnaire during the public exhibition and some attendees also took the form away with them to fill in at home and return via Freepost. A copy of this form is available in [Appendix 5](#).





Using appropriate response channels

We have maintained, and continue to maintain, several response mechanisms for the local community and stakeholders to give their feedback and comments about the scheme, including:

- A Freephone number, staffed during office hours: 0800 458 6976
- A bespoke email address: selwyn@yourshout.com

The feedback form contained information on how the responses provided would be used, which read as follows:

"Data will only be held by Your Shout and Galliford Try and a summary may be sent to London Borough of Waltham Forest. By giving us your details, you authorise us to send periodic updates about this site."

Quantitative and qualitative response mechanisms

The consultation included questions which allowed us to assess the response in a quantitative way.

The qualitative response was gathered from listening to individuals and groups in meetings, on the Freephone hotline, and at the public exhibition.

The feedback form asked for written comments about the scheme and the email service also gave an opportunity for people to send in written comments.

The quantitative and qualitative comments have been recorded and analysed objectively by team members from Your Shout.

Feeding-back to participants and the wider community, and opportunities for continuing involvement

One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to the London Borough of Waltham Forest.

The Freephone, Freepost, email address and website will all be maintained until the planning application is determined by the local planning authority.

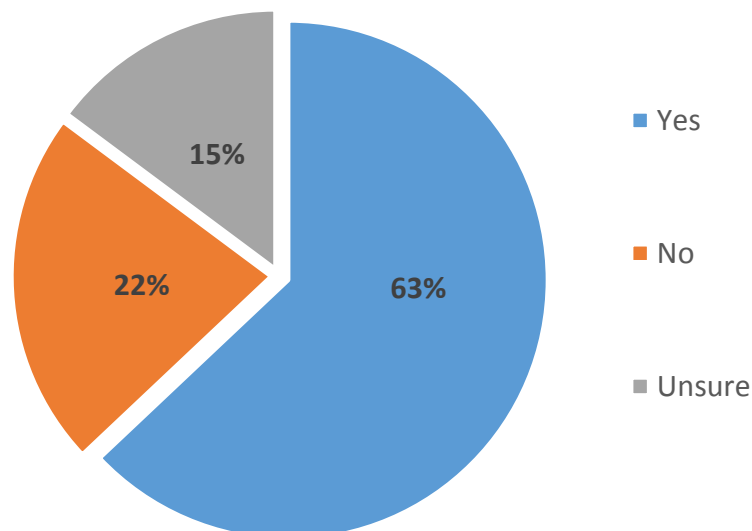
We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees again as appropriate.

5. THE RESPONSE TO THE CONSULTATION

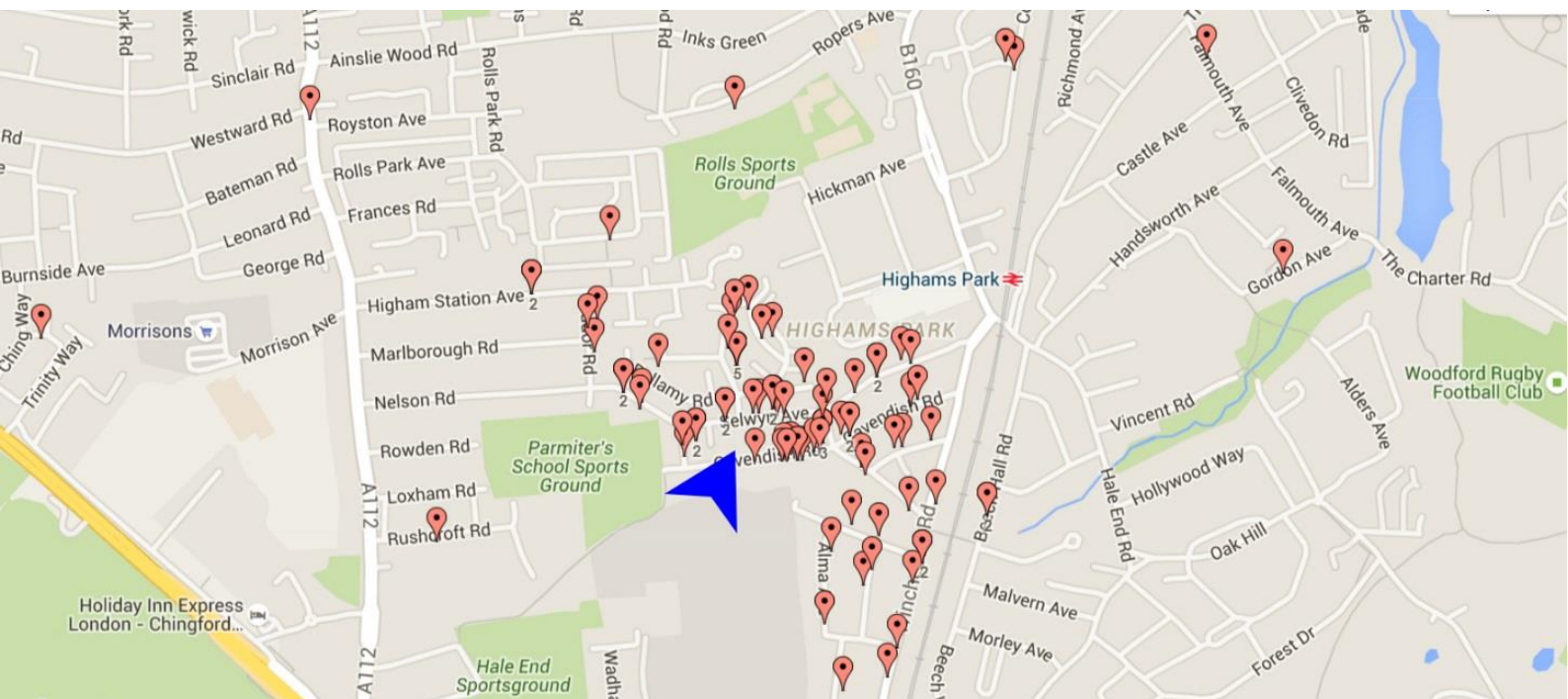
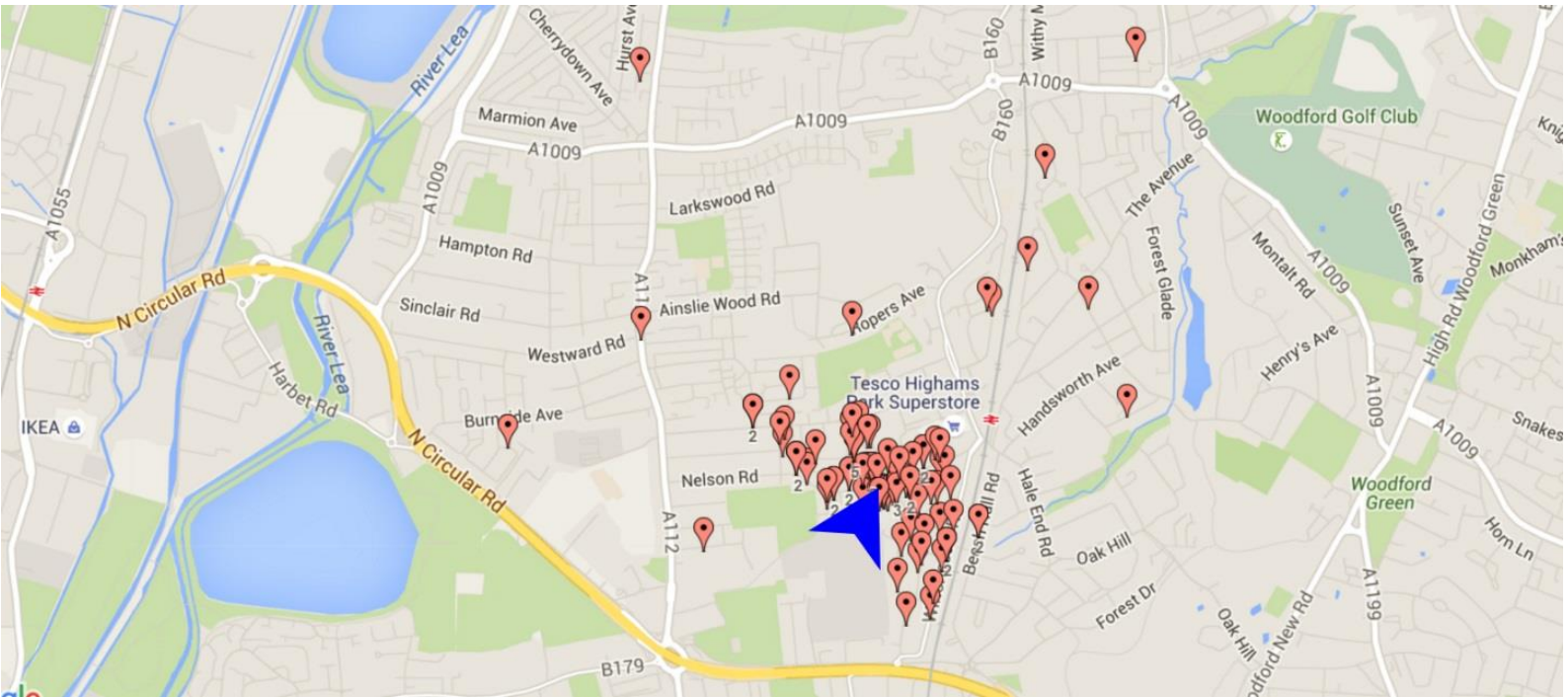
66 adults attended the exhibition with 66 of them signing in. 31 people provided feedback on the day with 43 sending in comments via Freepost, 6 people commented via email and 1 person commented via the Freephone number:

Do you support these proposals to provide new school buildings for Selwyn Primary?		
Yes	No	Not Sure
51	18	12

Do you support these proposals to provide new school buildings for Selwyn Primary?



We have put together a map, using *batchgeo.com*, to show the locations of the addresses given by people who responded to the consultation. The school is indicated with a blue arrow. The first map shows the breadth of the consultees' addresses from a larger area and the second map shows the locations of close neighbours who engaged in the consultation process.

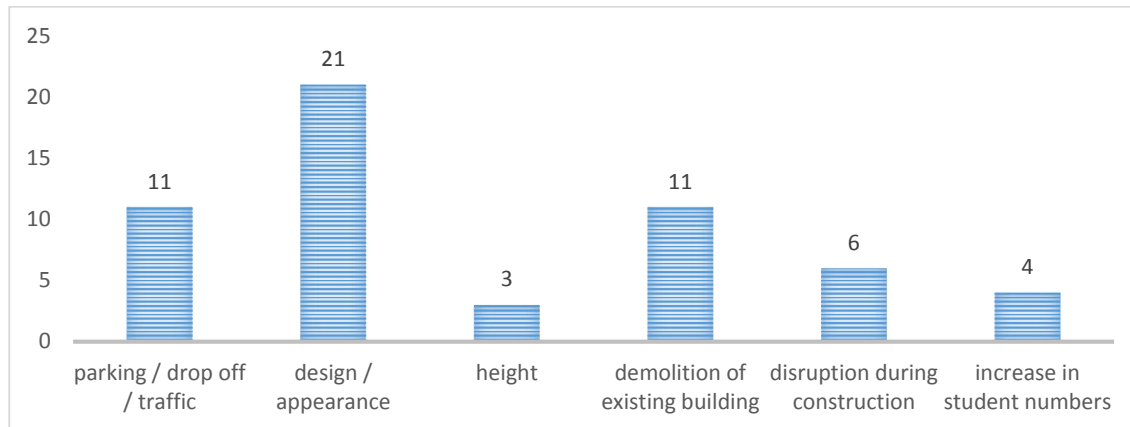


Qualitative response

People who attended the exhibition, recipients of the leaflet and other local residents had the opportunity to provide qualitative responses to our consultation. These responses have been collected and collated and this will continue throughout the application process. The main points raised are outlined below, along with details of how the Applicant has responded to each comment. A total of **59** people left comments. The full comments received are included in [Appendix 7](#).

Summary of key points and how we have responded to these comments

The feedback received covered a number of themes; the most frequent are displayed below:



Design / Appearance

A number of consultees expressed concern about the appearance of the proposed buildings.

"Please consider aesthetics in the outdoor space too. Exterior cladding?"

"It should be the best contemporary architecture and its' facade should appeal to local people. I support a contemporary build of high architectural standards."

In response to the comments received the team have developed their designs for the exterior of the building. The cladding specification has been developed to be more in keeping with the surrounding area.

Demolition of Existing Building

Some members of the local community who came to the exhibition and contacted us via Freepost and Freephone commented that the existing building should be retained and renovated:

"I would like the exterior to remain Victorian Architecture."

"Would prefer the building to keep its history the way it looks at the moment."

"Do not agree with knocking down the beautiful school building."

However parents and staff at the school as well as local residents did recognise the existing building is in a desperate state of disrepair:

"Both of our children attend the school and it desperately needs modernising."

"The building is in a very bad state of disrepair."

The current school buildings would need extensive renovations to keep the building functional. It has therefore been deemed that the existing building is no longer viable to maintain. Renovation works would also cause extended disruption to students and teachers. The new building will bring the learning facilities up to modern standards and the proposals will offer the opportunity for hugely improved outdoor play space for the children.

Disruption during Construction

Throughout the consultation, local residents, students and teachers have asked questions about the construction process, and the levels of disturbance involved.

"As a local resident I am concerned about heavy machinery, building and construction goods being delivered"

"Hope the works will not be a nuisance to the neighbours!"

There will inevitably be some noise during the construction phase. Galliford Try, the specialist contractors are very experienced in utilising phased building programs in order to keep schools open during improvement works and to keep disruption to local neighbours to an absolute minimum.

Galliford Try are members of the Considerate Constructors Scheme and will provide a helpline number for assistance, complaints etc. Local residents businesses will be kept informed of activities on site through the distribution of regular newsletters.

Increase in Student Numbers

Local residents raised concerns that the new development would involve an increase in student numbers, and thus more traffic to local roads.

"Concerned if there will be an increase of pupils and therefore increase in traffic."

"My only concerns would be the amount of more traffic, including large deliveries to the school."

The school will not be increasing its student role, and as such it is not expected that there will be any increase in traffic caused by the proposals. At the present time there are 0 parking spaces provided on site. 4 places are proposed for the new school buildings, so the parking situation should be improved from the existing situation.

Our application will be accompanied by detailed reports on the effects on local roads. As part of the application the team will be writing a school travel plan, for the consideration of council planning officers and TFL.

6. SUMMARY AND CONTINUED CONSULTATION

The Applicant has undertaken public consultation to ensure local stakeholders have had an opportunity to comment on the emerging proposals in advance of submission.

A list of key stakeholders has been put together to ensure that all interested parties have been kept informed of the plans and given a chance to ask questions and give feedback. This list included, but was not limited to, stakeholder groups that were suggested by the London Borough of Waltham Forest planning officers. Where information has been requested, it has been supplied in an easy to understand way.

The applicant held a public exhibition of the proposals on December 3rd 2015. The public exhibitions were well advertised with the delivery of information leaflets to the local area. Key stakeholders and councillors were notified with an email invitation. In total, 66 attended to view the plans in person.

The public exhibitions consisted of information panels that gave a clear indication of the proposals. Members of the Applicant's professional team were in attendance to answer any questions. A wide variety of ways to respond to the public consultation were available. Feedback could be given by using the Feedback form, Freephone number, a freepost address and a dedicated email address.

The key local stakeholders and councillors were contacted prior to the public exhibitions and have been given the chance to engage since.

This Statement of Community Involvement fully demonstrates the Applicant's commitment to thorough and meaningful public consultation and meets the requirements set out by London Borough of Waltham Forest. The submission of the planning application does not mark the end of this consultation and the Applicant will continue to meet with local groups and individuals as appropriate throughout this process.

December '15



Appendix 1: Sample comments from Selwyn School Children

1. Do you like the design for Selwyn School?

yes no unsure

2. Draw yourself in your school uniform!



Draw here!

1. Do you like the design for Selwyn School?

yes no unsure

2. Draw yourself in your school uniform!



Draw here!

Do you support these proposals to provide new school buildings for Selwyn Primary?

Yes No Unsure

Any other comments:

I want to have some more play equipment so I do not get bored like a swing so if you can have a climbing frame monkey bars with a safety mat underneath

Do you support these proposals to provide new school buildings for Selwyn Primary?

Yes No Unsure

Any other comments:

- Coloured doors to attract children
- If there is grass it will turn muddy after a long wet day/night
- Children will climb trees.
- Can you change the wildlife garden into a swimming pool and have slots for different classes to play in when the weather is hot?

Appendix 2: Invitation Leaflet for Exhibition

NEW SCHOOL BUILDINGS FOR SELWYN PRIMARY



**PUBLIC EXHIBITION:
3PM - 7PM**

**Thu 3rd December
Selwyn School**

selwynprimarywaltham.co.uk



Galliford Try Construction Ltd is submitting a planning application to build a new school on the existing Selwyn Primary School site.

The proposals would bring learning environments up to modern standards. Proposals involve a phased building programme, so that the school would remain open throughout the building process.

Before submitting an application to the London Borough of Waltham Forest we want to share our plans with you, answer your questions and hear your views.

You can either leave comments with us on the day, or return the Freepost Comment Card. You can also contact the team online or via Freephone.

WHAT DO YOU THINK?

CALL - 0800 458 6976

EMAIL - SELWYN@YOURSHOUT.ORG

PUBLIC EXHIBITION

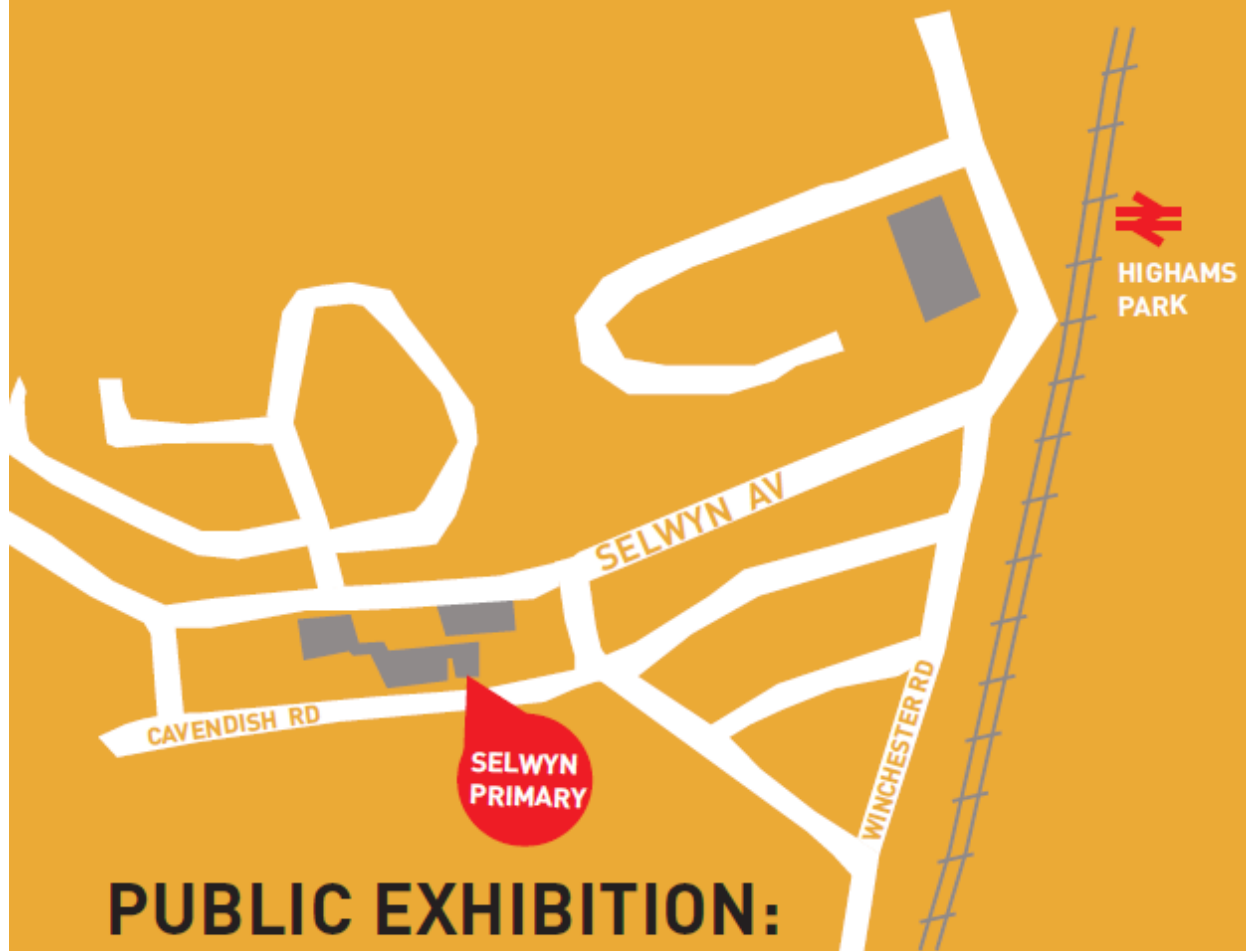
WHEN: 3-7PM Thu 3rd Dec

WHERE: Selwyn Primary School
102 Cavendish Rd,
London E4 9NG



Appendix 3: Promotional Poster

NEW SCHOOL BUILDINGS FOR SELWYN PRIMARY



PUBLIC EXHIBITION:
3PM - 7PM
Thurs 3rd December
Selwyn School

selwynprimarywaltham.co.uk

Appendix 4: Exhibition Boards



Selwyn Primary School is dedicated to preparing pupils to be independent global citizens. The school aims to 'develop a strong sense of self and build pupil's confidence, allowing them to develop life skills and achieve their fullest potential. We aim to provide a safe and caring environment where children have the opportunity to build positive relationships, make reputable choices and be inspired to become lifelong learners.'

The proposed new building plans to provide the school with a new unified building with modern teaching spaces which will deliver an enrich curriculum and increase the engagement with children and parents in line with the ethos of Selwyn Primary School. The high quality, flexible spaces will facilitate easy adaptation allowing the school to respond to the changing needs of the curriculum. The new school will house a mixed tenure of teaching rooms, specialist spaces and support rooms. Key spaces such as the library have been positioned to act as focal points creating a heart for the school.

Outdoor space has been considered as an integral part of the design and aims to make best use of the building orientation as well as ensuring safe pedestrian access to the site with a visible and welcoming entry point. The landscape design also creates opportunities for outdoor learning with the landscape acting as the continuation of internal teaching space.

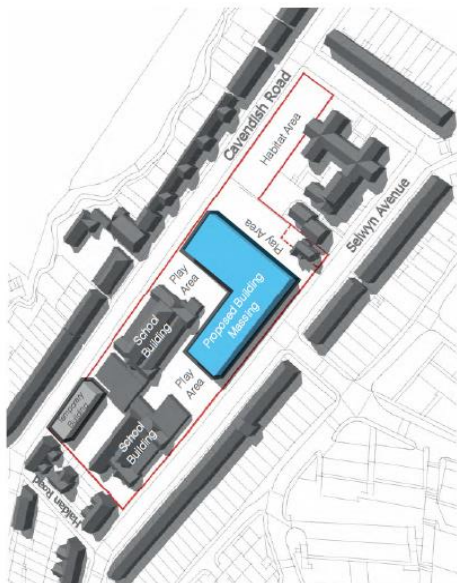
The new building has been designed to ensure the community is integrated with the day to day life of the school. The new scheme incorporates 2 multi-purpose halls that can be accessed after hours for community use and is easily visible from the surrounding streets with opportunity to spill out into the landscaped area.

The new building and landscape for Selwyn Primary School will provide outstanding facilities that will deliver a sustainable, safe and comfortable learning environment in support of the schools ethos and vision statement to ensure that no student is restricted in their learning potential, and allow the school to support the community and families of its pupils.

Summary of Proposal

- New 3FE primary school allowing for 691 students
- New 45 place nursery
- Provision for 16 under 3's
- New landscaped play areas for year groups
- Improved site access and legibility of the main entrance from the street

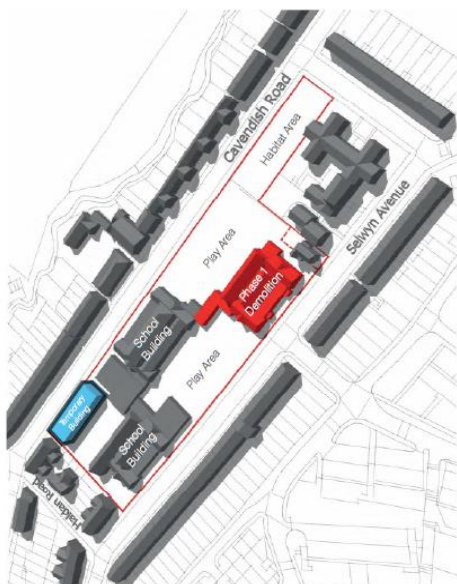




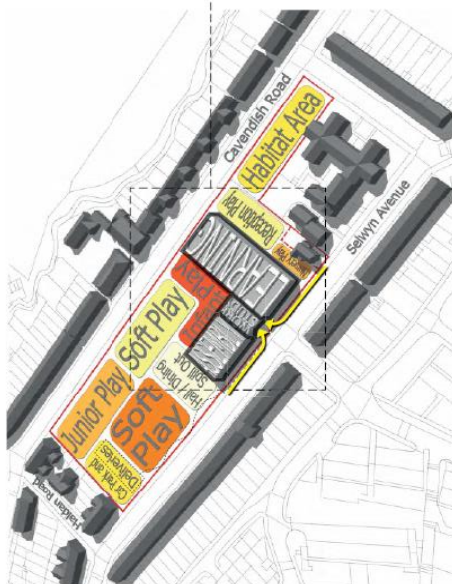
3. Proposed Building Massing



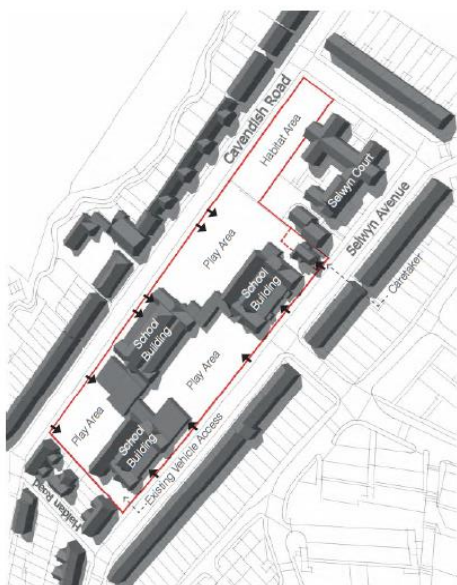
3. Internal Spaces



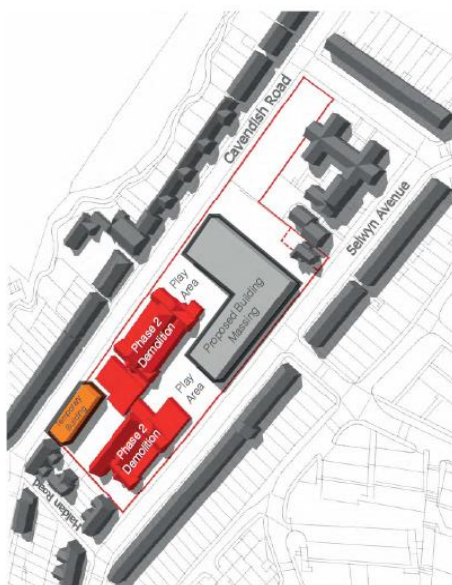
2. Phase 1 Demolition and Decant to Temporary Building



5. Proposed Site Layout



1. Existing Site Configuration



4. Phase 2 demolition: Existing School and Temporary Building



be demolished and will open up the site for an increased area of landscaped play spaces. The mass aims to provide the school with a new unified identity which leads visitors to a central arrival point under the library. This central area divides the teaching spaces from the shared facilities and provides an easy lock down point for out of hours use.

The primary driver for the school design was the need to keep the school functioning during the construction phase of the new build. The existing north west teaching block will be removed to allow space for the new build and an 'L' shaped form was derived from the available space as well as the desire to protect the classrooms and play space from the road. Once the build is complete the remaining existing buildings will

Design Study



Proposed Landscape Plan



Play Areas, Car Park and Deliveries Zone

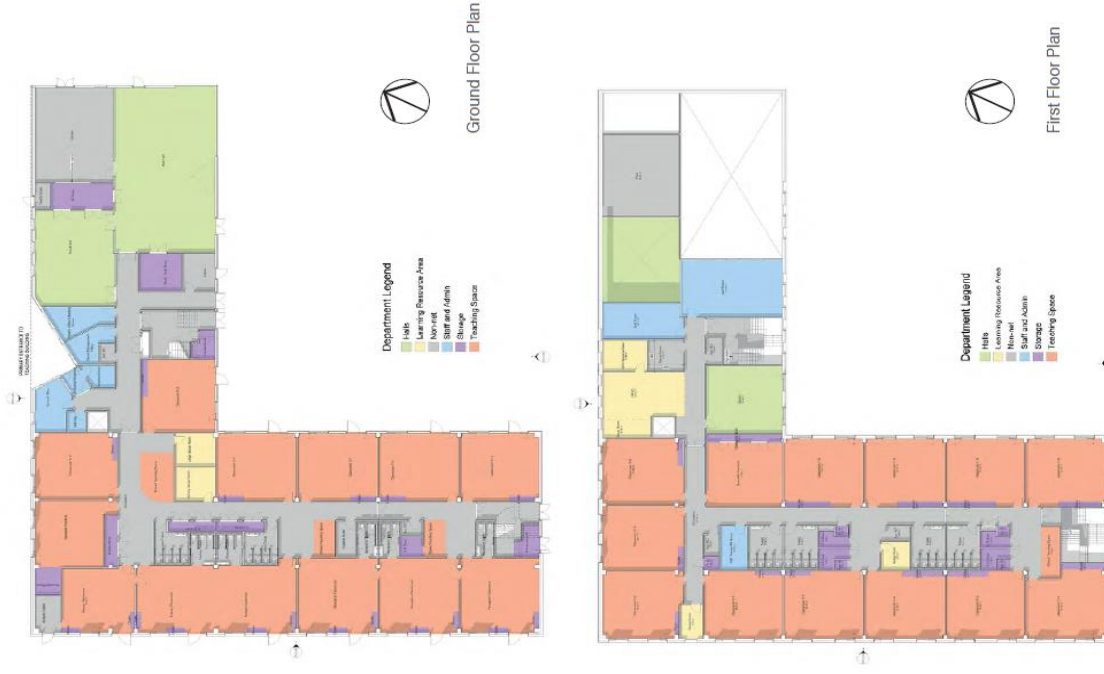


Junior and Infant Play Areas



Nursery and Reception Play Area

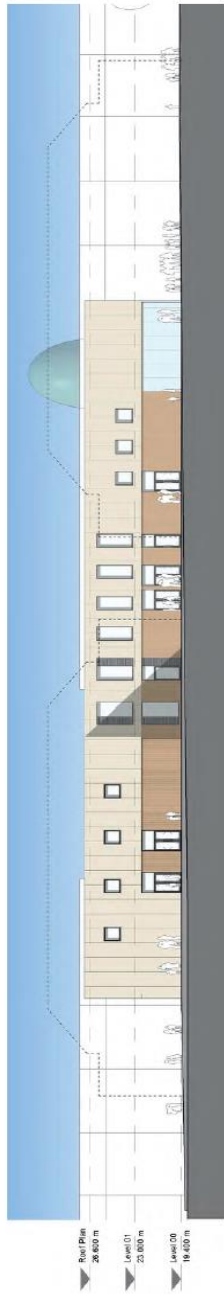
Existing gate to be reused



The plans have been developed through extensive consultation with the stakeholders. Teaching spaces have been positioned to allow direct access to the playground for the youngest pupils. Nursery and reception classrooms face west into their own playgrounds with years 3 - 6 upstairs and are arranged by year groups. To assist with flexibility and curriculum changes shared teaching spaces and storage areas have been included adjacent to each years group. Circulation has been kept simple with one primary circulation route with one large staircase at each end. The main hall, small hall and dining space have been located together at the end of the north east wing of the teaching building to ensure flexibility and ease of kitchen deliveries. This strategy positions shared spaces adjacent to the street to support easy access for community use.

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Floor Plans



South Elevation



East Elevation



North Elevation - Main entrance on Selwyn Avenue



West Elevation



arrival and contrast with a light cladding panel which picks up on brick, mortar and render colours of the area. Feature colour panels have been added to the window reveals to add some fun to the building and reinforce the rhythm of the windows.

The design of the facade aims to reinforce the simple, unified building concept whilst addressing the strict day lighting and ventilation requirements of modern teaching spaces. A simple and uncomplicated palette of materials is proposed to provide a facade that is sympathetic to the surrounding context and gives the school a strong new identity. Timber cladding will be used on facades close to adjacent properties to provide rhythm and natural texture. The timber will be used to reinforce the point of

Elevations

Appendix 5: Feedback Form

Please fill out this form and return it in the post by **Friday 27th November**
- there is no need for a stamp.

Do you support these proposals to provide new school buildings for Selwyn Primary?

Yes No Unsure

Any other comments:

NAME: _____

ADDRESS: _____

POSTCODE: _____

EMAIL: _____

TEL: _____

Data will only be held by Your Shout and Galliford Try and a summary may be sent to the London Borough of Waltham Forest. By giving us your details, you authorise us to send periodic updates about this site. If you would rather not receive any information about this development, please tick this box:

Appendix 6: Children's Feedback Form

Thank you for attending our public exhibition. Please complete this feedback form and drop it into the box provided.

Name

Year Group

1. Do you like the design for Selwyn School?

yes

no

unsure

2. Draw yourself in your school uniform!

Draw here!



Appendix 7: Comments from Consultation

Adults Comments

	<p>I have just had a leaflet posted through my door regarding the proposed new school buildings for Selwyn Primary School. I do not, and will never, support these proposes to provide a new school on the current site. The current building is a Victorian Building and as such blends in with the Victorian properties it nestles within. To destroy this building and erect an ugly concrete building that will devalue the properties within its locality is NOT acceptable and I will be opposing these plans.</p> <p>I do not understand why planners think it is acceptable to build these ugly buildings within our communities as it is not progress and devalues our homes!!!! Also by the looks of it they school is being made bigger!!!</p>
E49JS	Very supportive. The building is in a very bad state of disrepair. Please send boards.
E49JS	It's a lovely building just as it is
E4 9NH	Although I know the building needs replacing as a local resident I am concerned about heavy machinery, building and construction goods being delivered. The road around the school are narrow and congested already especially at 9am and 3:30pm.
E4 9LY	A good initiative for school and environment. The building is too old. Good one for the future. Thank you.
E4 9LX	Big Yes. Well Done.
E4 9NG	<p>Where I appreciate the need to update the school to modern standards, I would like the exterior to remain Victorian Architecture. I moved here in April this year because I love the old houses and school which make the area unique and beautiful. A modern building would be a blip on the landscape. It would also block out some light and enclose the street id it is to have a first floor. I moved away from Mile End to avoid square and characterless buildings. I very much appreciate you asking the community's opinion.</p> <p>I am writing in response to the public exhibition I have just attended about the proposed new school building.</p> <p>I moved to Cavendish road (No 115) this April from the Mile end/Olympic park area. I chose the street specifically because the buildings have survived the war and remain the original, Victorian architecture. The surrounding streets are unspoilt by modern buildings, which the exception of the tower block, which looks unattractive. The beautiful Victorian school buildings with their bell and brick work make the street even more attractive.</p> <p>In contrast, the new buildings around the Olympic park (which look exactly the same as the one proposed to replace Selwyn school) already look tattered and cheaply made in the short time they've been standing. The new building proposed by Galliford Try looks cheap to build, quick to degenerate and have no classical features or embellishments. In short, it looks like a brown box.</p> <p>The governing body for the school explained that he would prefer the facade of the school to remain the same and for the interior to be refurbished. I agree with this whole heartedly and think it a much better solution. But the contractor explained that it is cheaper to pull down and replace the entire school then to do this. I find this hard to believe. He also admitted that the public exhibition was mostly a formality and that planning permission will go ahead. I love the community here so this admission that what residents think doesn't count for much is upsetting. The school's governing body was disappointed that he only had a small choice of exteriors to choose from within the confines of the EFA's budget. All of which, he said will weather badly and deteriorate the area.</p> <p>To match the wow factor of the school's new inside, the outside should also become an architectural project. Parts could be modernised whilst making a feature of the original building.</p> <p>My house will face directly across the playground to the front of the new building. I am extremely upset that someone would consider pulling down this part of London's history forever. I certainly would not have bought my property had I known that the school would be replaced. London areas</p>

	<p>which have maintained their original character increase in value and desirability, becoming hubs of activity as in the case of Walthamstow 'village'. Higham's Park is on the up thanks to the Overground line and new cinema renovation. The overspill from Walthamstow is spreading to Higham's park. London is full of modern buildings. It is important to preserve the areas local history and individuality.</p> <ul style="list-style-type: none"> * The modern building will stick out and clash with the Victorian surroundings. * London areas which have maintained their original character always increase in value and become hubs of activity as in the case of Walthamstow 'village'. London is full of modern buildings. It is important to preserve the area's history. * The modern building will stick out and clash with the Victorian surroundings * My house will overlook an unattractive, squared building. * Loss of heritage brickwork and historical architecture which need preserving. * Loss of 'unspoilt' streets. * New building will fade in time and resemble the now criticised tower blocks of the 60's. * Decline in desirability for surrounding houses and area.
E4 9JN	<p>I support the new building for Selwyn Primary School Both of our children attend the school and it desperately needs modernising. It should be a well-designed space with as much thought spent on the outside space, areas to play and explore and nature (school garden, farm) as well as the inside space. Learning is done in all areas of school not just the classroom. We would welcome an assembly hall with a stage so school plays can be performed properly. Plenty of light and enough room for all children who attend this vibrant and lively school. A building that is in keeping with local architecture would be wonderful and if a more modern building make it blend in with the surroundings. Please do not make it a huge box with no interesting features as that would be very sad for decades to come.</p>
	<p>I have just received the leaflet regarding the proposed plans and am outraged. You are proposing to demolish beautiful old buildings which ought to be listed and replace them with a concrete block!</p> <p>If more school places are needed (and I am sure they are), why not build a new school on another site, or extend the current buildings sensitively so that they will be in keeping with the local area? It is unbelievable that any architect worth her/his salt would want to put their name to what you are proposing, which is the very height of ugliness.</p> <p>I am sure the majority of local residents will agree with me and be opposed to your plans. However, no doubt the "consultation" is a fake public relations stunt and as usual no one will have a say in what is ultimately built. Having seen some of the boroughs other new build schools and knowing some of the problems staff and pupils have encountered, due to the fact the staff themselves are not usually consulted about what is required, I do not share your belief that they "bring learning environments up to modern standards". They generally consist of rooms that are not big enough to accommodate the numbers necessary and are built quite shoddily so they look rough within a couple of years. They will certainly not still be standing in another hundred years.</p> <p>I will, of course, be attending your meeting The buildings proposed are exceedingly ugly. It's very sad that beautiful old buildings are going to be demolished to make way for something that is in no way in keeping with the local area. I do not buy into the argument that it's all about what is affordable – good design should be about being creative with what you have.</p>
	<p>Cramped at the moment. Toilets and facilities are not up to much. Outdoor space needs significant improvements. No grass all surface.</p>
E4 9NF	<p>Have you considered using that piece of land at the end of Cavendish Rd. to build on?</p>
E4 9LJ	<p>How can we support this as the public exhibition is after this form is due to be returned? We are kept in the dark as parents + residents. This seems underhanded. My parents' house is next door to the school, nothing has been said to residents as to how this will affect them. There needs to be more clear correspondence + also some respect to elder residents living nearby!</p>
E4 9JJ	<p>It is time for modern and safe buildings, it was old fashioned + uncomfortable when my three</p>

	children were pupils from 1959 onwards, 60 years ago. Hope the works will not be a nuisance to the neighbours!
E4 9LZ	Would prefer the building to keep its history the way it looks at the moment.
E4 9LT	The project of new school looks really beautiful and it seems that the children will have enough space and safe place as well as very modern for future studies. Thanks.
E4 9HW	It isn't possible to see the architect's designs in this flyer. I support kids getting the best environment so they can achieve their best. The current building is a period building their outwardly is attractive. The replacement should therefore improve and not detract from in environment for local people. It should be the best contemporary architecture and its' facade should appeal to local people. I support a contemporary build of high architectural standards.
E4 9LU	It's about time something was done. I went to that school and I am a pensioner.
E4 9NA	Where will the lorries park and the builders put their cars? There is not a lot of parking spaces for us.
E4 9NG	I am unable to access info on plans online and unable to attend 3rd Dec. Therefore going on picture. The building is no in keeping with the area it sits in. Building is positioned close to road and is high two storey. This will narrow the perspective and enclose the street. Do not agree with knocking down the beautiful school building. Should be looking to adapt current building. Concerned if there will be increase of pupils and therefore increase in traffic.
E4 9LR	I live in Selwyn Avenue and do not have a direct interest in the school but I am horrified by the proposal to demolish a beautiful, historic building and replace it with a modern concrete block. I am fully in support of modernisation of schools as children need the best resources and equipment but I do not see why this cannot happen alongside the preservation of the building itself, i.e. modernise inside but leave the building alone!
E4 9NH	My only concerns would be the amount of more traffic, including large deliveries to the school. As the school stands on 2 plot which can only be reached via Selwyn Ave or Holden Rd due to one way systems and of course the blocked emergency exit top of Nelson RD. Couldn't this be removed and more bumps to be put in. This seems to be the thing/craze in the area. This would also help the school as coaches for trips will only meet is at Nelson Rd/Tudor Rd.
E4 9NA	As I live next door to the school, I do have concerns regarding parking and school drop-offs and pick-ups. I realise we need more school room for the people who will be taking up residency in the new Walthamstow Stadium site. The disruption to flow of traffic for people who live in Selwyn Ave and around, including refuse collection, delivery vehicles, ambulance + fire services. This is alongside building work vehicles for the site - quite worrying!!
E4 9NG	Yes we support this fully, but as a resident in the street the school is on, we would fully expect that we are consulted with by the principal, contractors etc. involved in the first place and then as the project progresses in order that disruption, dust traffic etc., is kept to a minimum.
E4 9JR	The school has stood since 1904. It is sad to lose a building for yet another bland building, but I understand that it may be more cost efficient - heating technology etc. The sad side of progress and expanding school numbers.
	No doubt LBWF have already made up their mind prior to this planning consultation. You are replacing a beautiful building with a monstrosity and will delude yourself that educational standards will rise as a result of throwing vast amounts of money at a problem. The only plus I can see is that the new building will be cheaper to heat but this could be achieved by retrospective insulation on the existing building. If you want to improve the "Learning Environment" simply appoint a Head the like of which you had at the school 10 years ago!
E4 9AZ	My son and daughter attended Selwyn Primary School from 1980 when the infant and junior schools where individual schools. I now have two granddaughters attending Selwyn and whilst the exterior is of interest the interior leaves much to be desired to say the least. In fact it is totally dysfunctional. Of course the immediate neighbours will suffer some inconvenience but the school needs a rebuild for all children now and in the future.
E4 9NA	One problem I have is that 105 Selwyn Avenue, Caretakers house has been vacant for 7 years. What will happen to this house? If considering renting could you consider my son as his son would love to attend Selwyn school again.
	Thank you for the leaflet requesting comments on this proposed development - new School on existing Selwyn Primary School.
	My Background:

	<p>My two daughters are Selwyn's Student and we live within 10 minutes walking distance.</p> <p>My Comments:</p> <ol style="list-style-type: none"> 1. It would be good to see the history and heritage of Selwyn School be preserved. The obvious way we, physically, see this is via the existing building(s). Is this being maintained? 2. A key factor in the physical development and success of students is the play area and green space. I am sure that this development will not result in the reduction in those space. In fact any development should enhance the existing space and if possible increase such area/space per head. Will the current play area and green space per head (student) be maintained? 3. In terms of externalities - the traffic is already an issue. Child safety is a related concern resulting from the existing traffic. What is being done to address this issue, in particular, if the new infrastructure results in more seats? That is, if the intake numbers increases, this will increase the negative externalities. 4. What will be the impact on the existing resources and workload? For example, I have not been able to speak with the head teacher, despite my various attempts, over a year. Will any increase in intake numbers not put extra pressure in the management team? What is the plan around this? 5. I would like to know the positive externalities other than possible increased intake.
E4 9LS	Very Little consultation with residents! How will we really be affected for two years? You should be working with the local community and communication is very poor.
E4 9AN	Ensure to stick with time frame
E4 9LS	A Victorian building being demolished in the middle of the community is a disgrace. The building has been left to deteriorate the last few years for this very purpose. The new building is very ugly. Not in fitting with the local area.
E17 4BU	Feeling confident, all sounds good.
E4 9JJ	Sounds good much better use of space and not too much disruption.
E4 8YG	Really nice use of space, the landscaping looks great but really like the fact the building is full accessible and fit for purpose. Very excited to see its development. Should make the children's learning experience better.
E4 9LS	It's a no, due to the unsightly nature of the photos what are the transport plans, how will the lorries come in? Under no circumstances will the residents of Selwyn agree to parking permits – We will not pay to park our cars. Why not demolish the current caretaker's house and use it as entrance for the lorries with them exiting on Cavendish. What are the parking plans for the teachers if parking permits were introduced. If there is no parking then how do they get to work or encourage them to come to work. Also the PTA needs a storage cupboard. Will the playground be ready at any stage if not where do the children play at break & lunchtimes
E4 9LW	please is there any idea of shelters in case of rain etc.
E4 9NX	It would be GREAT to have some climbing equipment in the playground! And improved security in general. And plenty of trees and plants looks good. I like the large windows/use of natural light and the landscapes areas outside. Amphitheatre and outdoor learning = excellent.
E4 9HU	Although the space is available for new building on playground there appear to be minimal space for work, storage of materials and site hut etc. Likely to be disruption to learning. External appearance pretty bland. Needs a bit more development. No info on materials, cladding panels? Feature Colour panels? – Pretty generic. Layout looks ok.
E4 9QT	I'm a bit concerned about the logistics of the entrance and exit at the beginning and end of the day. There seems to be very few entrances. My other concern is having all the children in the same area with different ages mixing together. I like the look of the landscaping of the playground but there does not seem to be an enclosed ball play area or a climbing frame of any kind.
E11 4BT	I would love to see a lead work done/ bell tower kept, even as a sculptural feature for the playground (seen very modern schools with older features used/left) I realise this is part of the demolition but to lose all trace of the Victorian school seems an architectural /cultural shame. Playground – mud mounds?? Please consider aesthetics in the outdoor space too. Exterior cladding? Different textures, timber – please not all one colour /texture.
E4 9AS	Present proposals are very bland architecturally unsuitable for the area. The suggestions given suggest limited durability and it's unlikely to incite pride in the children. The whole complex is uninspiring – more suitable to an industrial estate.
E4 9JH	Sad to see old building go but this new one offers many benefits. I had some concerns but was satisfied by explanations given by staff present.

E4 9QD	Will there be community use space that will include storage? Most clubs require large cupboard spaces to store equipment. Example Judo Mats 2 or 3 trolleys 1m x 2m.
E4 9PY	Could be more exciting building.
E4 9L8	I feel your interview room will become an additional SLT office rather quickly – please consider a functional size meeting room near reception for multi-agency meetings, perhaps making two smaller SLT offices rather than one large one. Great play provision, it would be lovely to see a garden/veg area, sensory resources and green space – this seems well considered. Further considerations for parking should be made it is not the responsibility of the local residents to sacrifice parking because of the school + if the parents are introduced this would be an issue (i.e. Who pays for the permits?) Need to consider access from the main hall to the toilets – nightmare at lunchtimes if children need to leave the hall. The frontage is extremely ugly – looks like a box!
IG 89PJ	Put some colour on the cladding to break the look out the front of the building.
E4 9JJ	It's clear a new school building is needed. As a local resident, I'm concerned about construction traffic during the 18 month building process. If it is possible to open up the road between Nelson Rd and Selwyn this would a good idea if it can be managed properly. More information about the construction plan when it is complete would be welcomed by local residents.
E4 9EG	Yes to a new school unsure of layout of building. I feel the huge expense of playground will be difficult to manage for staff. Overwhelming for some children. The staffroom seems very far away from lots of classrooms so some staff will hardly have a break by the time they have got there. There doesn't seem to be enough stair wells for the huge number of children going to/from assembly and playtime etc. In my experience having 2 levels of teaching segregates staff communities – how are staff going to informally collaborate? The design seems very linear, the breakout spaces do not seem big enough for free flow learning. My main fear is hordes of children trying to get from A-B and how quickly they can all escape in a fire. Is there a lift for disabled children?
E4 9NE	Possibility of vibration affecting houses across the road from school. LED lighting to reduce energy costs. Would like to salvage doors windows equipment gutters gates – would somebody please contact us to discuss
E4 9NG	I am horrified that these beautiful buildings are to be demolished. I am further horrified that they are to be replaced by an ugly soulless building – costing £8 million pounds no less. I am disappointed that the proposals shown tonight apparently are not what is going to be built either. I would prefer the old building to be refurbished or added to.
E4 9NG	not the proposals I have seen tonight
E4 9LS	I understand the need for more sustainable building stock. But to replace a beautifully aesthetic building with an ugly uninspiring box seems positively negligent. Go back to the drawing board and come up with something to inspire.
E4 9LS	I acknowledge that the costs of maintenance and heating the existing school are very high, but I can't support proposals that would result in a building that looks more like a prison than a school. Many Victorian and Edwardian schools are being rebuilt to provide use of the current facilities and Selwyn deserves to be one of these. This will require a much more imaginative design for the buildings that better reflect the area in which it is located, and presents a more attractive and cutting edge building using a wider range of materials and design features.
E4 9BD	All looks good! Very Excited.
E4 8DA	The building looks ok! Cavendish road side seems to have only one exit gate – for safety entrance not safe for all children entering school or exiting morning and after school time. Playground does not seem to have enough activities for children. Would like a football area – AstroTurf if possible, so there isn't any parents complaining about a sponge ball hitting them. Hoping there is enough space, when year 6 take time for SATS exams, to relax, as there will be a lot of pressure for them, if you get a moment please look at Lancewood School (New Road) for playground equipment there is a climbing frame (which looks like a big ship) it's amazing for children, even form age 3 upwards to year 6.
	Original consultation document sent to parents – 2-3 weeks ago was pretty useless. No plans, no time-frame no details. Basically asked us to comment on CGI render of a grey box. Proposed design is very functional and boxy. Does little to blend in with other buildings in area. Segregating school over two floors may create issues with cohesion and little contact between staff and children on different floors. More though on how open spaces will be used. Large open space for multiple years may be hard to manage. How will entrance/ exit of pupils be managed? Will all go via main entrance or

	different years exit via different routes?
	After looking at the plans I find the building very dull and unsightly, I wouldn't want to live opposite it. Also the playgrounds, very disappointed no structured play equipment and can it be used in winter due to mud. Only one entrance gate in Cavendish road which will cause major congestion at start and finish times, it should have two gates on that side. A staff carpark would have been beneficial for local residents.
E4 9LR	As I am disabled my carer cannot park down Selwyn as it is. More cars would be a hindrance not conducive to my quality of life, I can't get sustainable life needs. What next?
E4 9JN	We are concerned about the amount of construction traffic that will be using the local area. It would be good if the new building could incorporate the old building.
	<p>While I support a new school, I have serious reservations regarding traffic congestion in the surrounding area during construction, we experience a number of problems now with parking, and with the extra visits of HGV trucks this will cause mayhem.</p> <p>I would like you to consider how best to deal with this? One suggestion I would make is to apply to reopen closed area between Nelson road and Selwyn Ave, which was only closed because HGV trucks used it to reach Highams Park through Selwyn, this is no longer possible as Selwyn Ave is a one way road.</p> <p>As Vice Chairman of the tenants council for Waltham forest, I will be notifying the Highways dept. as to my concerns in relation to parking around the Selwyn School area - to minimise the danger to children going and leaving the school.</p> <p>I do hope my comments will be looked at and dealt with for the benefit of all our residents living around Selwyn School.</p>

Students Comments:

I want a split literacy so I do not get confused
I wish we could have AstroTurf pitch to play on for the children but the AstroTurf is for football. I also want a BMX bike area for children.
I want to have some more play equipment so I do not get bored, like a fun quiet area with some swings. So if you are sad you can have a swing and a climbing frame, monkey bars with a safety mat underneath.
Coloured doors to attract children, if there is grass it will turn muddy. Can you change the wildlife garden into a swimming pool? And have slots for different classes to play in when it gets hot?

End of Appendices

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