



# Save Avery Hill Campaign: Aims, Key Demands and Detailed Concerns

## 1. OVERALL AIM OF CAMPAIGN

The Save Avery Hill (SAH) campaign's overall aim is to celebrate Avery Hill's unique Victorian legacy and assure its vibrant future.

## 2. KEY AIMS

1. **Restore and develop** Avery Hill Winter Garden, Mansion site and park into a **viable, sustainable heritage asset and a thriving cultural and community educational facility**
2. **Link and open-up** the Winter Garden and listed parts of the Mansion site for **public and community use**
3. **Protect the site's heritage value and overall appearance from harmful planning, building, traffic and parking disruption** to local residents

## 3. KEY DEMANDS

1. Ensure new design and build are in harmony with the Mansion site and Park's appearance
2. Protect public access to Avery Hill Park in the event of new school developments / activity
3. Ensure that school-generated traffic does not impede visitor access / enjoyment of the park
4. Ensure any car parking generated causes minimal further disruption to residents
5. Renovate the Winter Garden into a viable and sustainable community heritage asset
6. Link and open-up the Winter Garden and listed Mansion site for public access and use
7. Jointly manage historical assets as a Trust - between the school, the Council and community
8. Consistency of the plans with the proposed conservation area status/Tree Protection Orders

The campaign is committed to working with the Council, Department for Education and other government / heritage organisations to find a viable and sustainable use for the Winter Garden and Mansion site.

## 4. KEY DEMANDS AND DETAILED CONCERNS

KEY DEMANDS	DETAILED CONCERNS
<p>1. Ensure new design and build are in harmony with the Mansion site and Park's appearance</p>	<ul style="list-style-type: none"> <li>a) Can you revisit the architectural style being employed? The current images suggest a nondescript approach with a reliance on modern materials, in particular glass. All the post-war buildings on site are of high architectural merit, albeit time-expired, and use red brick, in accordance with the site's legacy and history. This problem is illustrated most clearly where the new building would meet the old at the porte cochere. The image shows a poor attempt at pastiche using inappropriate materials. The subtle brilliance of the previous architecture is that the existing facade is low-key and unmemorable giving all the prominence to the original feature. As it stands, the image presented makes the port cochere stand out like a stuck-on pimple. All the history of the site is red brick, it is unnecessary arrogance to try to change that legacy with modern materials which jar with the original palette and ambience of the site.</li> <li>b) On the current Metropolitan Open Land designation, how much land currently designated MOL will be lost, becoming part of the area enclosed by the school's boundary exclusion?</li> <li>c) Boundary railings: what is the proposed boundary treatment in terms of height, style and positioning? In particular, how is it proposed to keep the open and unenclosed appearance of the site? How can a substantial boundary avoid creating a 'securitised' and exclusive appearance? Will any new railing style employed be of 'heritage' standard, in accordance with a Victorian estate?</li> <li>d) Do you plan to break through the existing original perimeter wall on Bexley Road to allow students an entrance at the east end, or will students leave the premises via the existing West and East Lodge entrances?</li> <li>e) Will you be retaining the cottage (Stud Groom Cottage), the abutting stables and the free-standing row of former stables further to the west, all of which are important elements of the Victorian legacy?</li> <li>f) Will you retain the brick staircase, from the entrance road to the lower car park, which will adjoin the west and east of the site?</li> <li>g) Internally, as well as removing the mezzanine floors in the two halls, are you intending to do remedial work to the wall coverings in the main hall which were last renovated in the 1980s (when the mezzanine was put in) and are showing extensive signs of water damage.</li> <li>h) How will you be able to ensure that daily usage by boys aged 11-18 of the ballroom/library/hall will safeguard the historic features, for example marble pillars, original flooring and inlaid doors?</li> <li>i) How do you plan to ensure that the essential modern-day equipment required for a school hall (speakers, screens etc) can be installed without affecting the historic appearance of the room?</li> <li>j) How are you planning to preserve the original Victorian Grade 2 listed toilets, sited to the east of the entrance portico along the main corridor and make them available for public viewing?</li> <li>k) Do you intend to remove the colour wash paint on the front of the stable block, restoring the brickwork back to the original? This has been applied to older (1880s) west side of the block but not the later (1907) east side. It would look much better if it was.</li> <li>l) Will you be investigating restoring the frieze artwork in the shell structure above the Minstrels Gallery, painted over in 1904?</li> <li>m) Looking at your aerial mock-up in the sports fields, there appears to be a substantial hedgerow missing which currently separates the park from the horticultural unit. This is an almost continuous bank of mature and well-maintained</li> </ul>

	<p>holly which forms an important arched feature on the park with an avenue of mature trees on the other side of the path; together these form an important feature in the park. The retention of this holly hedge would provide visual protection for both the playing fields and the park from each other.</p> <p>n) Is it possible to retain the cherry tree avenue which currently stands on both sides of the entrance road to the horticultural unit? One side is probably part of the woodland area which is to be retained, but the other side might not be. It would be a pleasing feature to retain. This is subject to a TPO application made by the campaign.</p> <p>o) In terms of scale and the accommodation of 1,100 students on a site which only has around 500, has the school established a need for a separate sixth form over and above what could be provided in conjunction with the sixth form at Crown Woods? Would the omission of a sixth form not help to reduce the space pressure which current designs are having to accommodate? For example, it could enable the reduction in height of the building by one storey and/or enable the construction of a separate hall to that currently proposed in the ballroom/library.</p> <p>p) Do you plan particular protection for the original walnut-panelled room off the sculpture gallery (which was Col North's library)? This small room has special significance because it is the only part of the building which is original to the 1840/50s house on the site.</p>
2. Protect public access to Avery Hill Park in the event of new school developments / activity and access to the listed areas of the Mansion?	<p>a) How will you balance security with public access to the site and the park?</p> <p>b) Will there be areas from which the public will be excluded in future?</p> <p>c) How will traffic be managed given the narrow access road? Are you planning to block off Reinikendorff Avenue from the east?</p> <p>d) Can you implement a 'NO ACCESS TO PICK UP' regime which excludes parental/carer traffic entering via West Lodge at any time, thereby enabling park and Winter Garden users proper access and egress at all times? Can you back this regime with gate personnel, CCTV and a system of fines for parents/carers who transgress?</p> <p>e) Do you propose to prevent students leaving via West Lodge where they will come into conflict with traffic using the park and visiting the Winter Garden?</p> <p>f) Where and how will pupils cross the narrow access road, when they move from the main school concourse area to the sports/gym area?</p>
3. Ensure school-generated traffic does not impede visitor access / enjoyment of Park	<p>a) How will students enter at the east end of the campus? Are you proposing a new entrance through the original wall to Bexley Road? Or will students leave the premises via the existing West and East Lodge entrances?</p> <p>b) How will the school drop-off arrangements work in terms of parents coming in their cars?</p>
4. Ensure any car parking generated causes minimal further disruption to residents	<p>a) Parking is already an issue for local residents – how will you reduce further disruption during construction and operation?</p> <p>b) How will the school phase the beginning and the end of the school day with the Crown Woods Academy, in order to minimise disruption to local residents?</p>
5. Renovate WG into a viable/sustainable community heritage asset	<p>a) Will you retain the original Victorian Grade 2 listed ('Staff') toilets, sited to the east of the entrance portico along the main corridor?</p> <p>b) Will you retain the original brick staircase which leads west from the narrow entrance road towards your proposed sports area?</p>
6. Link and open up the Winter Garden and listed Mansion site for public access and use	<p>a) What is the intended use of the various buildings in the proposed plan? For example, what will be the use of the current library / former ballroom? How will this be made available to the community?</p> <p>b) What plans are there to allow public access to, and community use of, the listed parts of the Mansion site?</p>

	<p>c) What plans are there to renew the three original connecting points between the listed Mansion and the Winter Garden? When the WG is restored, these three linkages would create a flexible multi-functional facility.</p> <p>d) How does Harris plan to become engaged with this in terms of facilitating this in conjunction with the future Trust?</p>
7. Jointly manage historical assets as a Trust - between school, Council and community	<p>a) The campaign would like the future governance and management of the historical assets to be a partnership between RBG, the Harris Academy and the community? How can this best brought about?</p> <p>b) Such a partnership/trust could make joint applications to charities and the lottery to enhance the cultural significance of the site and safeguard its fabric. Has Harris/DfE given this consideration?</p> <p>c) How will you manage the listed features of the Mansion to ensure proper community usage, safeguarding of the heritage assets and a proper plan of community engagement with the site's history, maximising its potential for a community resource?</p> <p>d) How will access be arranged to the Victorian water tower for its use as a heritage feature and leisure attraction?</p>
8. Consistency of plans with the proposed cons area status and Tree Protection Orders	<p>a) How are the plans consistent with the proposed conservation area status as applied for by the campaign?</p> <p>b) How will you ensure the protection of the 30 trees subject to TPOs? They form an integral component of the landscape. For example, the two TPO'd Corsican pines at the far east of the site don't appear on your student entrance images. These trees are high value healthy specimens which date back to the Col North era and soften the approaching buildings when walking in from East Lodge.</p>