

SUPPLEMENTARY COMMENTS BY THE SAVE AVERY HILL COMMITTEE TO THE HARRIS PLANNING APPLICATION 20/1660/F

Further to the Campaign's initial comment on 23 July to the Harris application and in response to the supplementary material which has been submitted by the applicant, we would like the following to be taken into consideration.

The Campaign welcomes the consultations which it has had with the Harris project team since our initial meeting last July, and a series of six meetings between May and September this year. A number of significant changes have been made to the application, including improvements to each elevation and the appearance of the Sports Hall. The latest have been the proposal to use East Lodge as the student entrance, instead of breaking through the wall at Bexley Road, and an extended use of 'heritage'-grade railings.

With these amendments, the Campaign is content to give the application its support, subject to the points raised here being addressed.

We believe the application mitigates – and can be made to mitigate further - the problems associated with the proposal and that it has the potential to enhance the heritage assets. It offers the possibility of a viable, vibrant and creative community use for Avery Hill using the park setting, the historic Winter Garden and the original structures and interiors of the Victorian Mansion to which it would allow regular access by the general public for the first time.

Responding to the supplementary material, we would further offer the following:

- We would like to see, taking the statement of community involvement as a starting point, more detail about how Harris intend to contribute to inclusive and viable future for the Avery Hill Mansion and Winter Garden, in collaboration with RBG and the community. In particular considering the joint management arrangements with the council, and any Trust which is established;
- The Campaign remains concerned about the flooring treatment for the school hall/ballroom. We believe the use of vinyl to be inappropriate and prefer an oak treatment, in harmony with the hall's original flooring, which would ensure longevity, serviceability and an appropriate finish for non-school usage of the premises;
- The Campaign would like a fuller explanation of intent as regards linkage points between the ballroom and main hall of the Winter Garden, in terms of the way it will enable integrated usage of the site, also its willingness to work with the Council/Trust to open up the original link between the Green Room end of the ballroom and the western hall of the Winter Garden;
- We think the application should give more details of the suggested carbon performance of the proposed academy and how it compares with developments such as Harris' Academy in Sutton and Hackbridge primary school built to the Passivhaus standard;

- We would like the school to increase its sustainability ambitions and to attain Passivhaus environmental standards, to achieve the best possible sustainable development;
- The Campaign has proposed opening up the third (most northerly) arch of West Lodge for pedestrian access and linking this to an extended path on the north side of Reinickendorf Avenue. This would assist the school's supervision of the entrance at peak times and benefit all-day public access by foot to the site and park. It would also be a heritage enhancement, achieving a better-balanced setting for and appearance of the arch. We suggest that this enhancement to the overall site might be usefully be covered in a s106 agreement;
- The Campaign believes that - in line with Eltham Hill girls school, around 18 per cent of children are likely to arrive by car, rather than the eight per cent suggested by Harris, as the new boys school will be a borough-wide rather than a neighbourhood facility - there needs to be urgent action to address on-street parking which will be exacerbated on neighbouring residential streets.
- We suggest a formal agreement to post-planning consultation and liaison between the campaign and developers.