



**CONFIDENTIAL**

ATT: Adam Kindred  
CBRE Ltd  
Henrietta House  
Henrietta Place  
London W1G 0NB

Planning Service  
Planning and Development  
PO Box 333  
222 Upper Street  
London  
N1 1YA  
T 020 7527 2389  
F 020 7527 2731  
E [Luciana.grave@islington.gov.uk](mailto:Luciana.grave@islington.gov.uk)  
W [www.islington.gov.uk](http://www.islington.gov.uk)

Our ref: DRP/123

Date: 1 June 2017

Dear Adam Kindred,

## **ISLINGTON DESIGN REVIEW PANEL**

**RE: Tufnell Park Primary School, Dalmeny Road, London, N7 0HJ (pre-application ref. Q2017/1210/MJR)**

Thank you for attending Islington's Design Review Panel meeting on 11 May 2017 for a first review of the above scheme. The proposed scheme under consideration is for the demolition of the existing school and replacement with part two/ part three-storey school building (officer's description).

### **Review Process**

The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by Richard Portchmouth (chair), George Saumarez Smith, Martin Pearson and Charles Thomson on 11 May 2017 including a site visit and presentation from the design team followed by a question and answer session and deliberations at the offices of the London Borough of Islington. The views expressed below are a reflection of the Panel's discussions as an independent advisory body to the Council.

### **Panel's observations**

The Panel felt that the design team had worked logically within the constraints of the site and were generally supportive of the design approach. They did, however, have some concerns over the impact of the proposed design on the Site of Interest for Nature Conservation (SINC) and other concerns with details of the design. The panel members made the following comments:

#### Impact on SINC and trees on site

The panel members commented that the unique quality of this site is the greenery, in particular the embankment along Carleton Road and were concerned that the new proposals may have a negative impact on the SINC. The Panel felt that the loss of the recesses, which currently exist between the school building and the SINC bank that runs along the southern boundary, may have an adverse effect on the SINC, no longer giving it the space to "breathe". The panel encouraged the design team to think more about how the building impacts the SINC both physically and visually as they develop the design.

The Panel also questioned the impact of the temporary accommodation on the root protection zones for the trees along the northern and western boundary and felt full details of the structure of the temporary classrooms and the impact on those trees should be provided as part of an application.

### Boundary treatment

The panel expressed concerns in relation to the utilitarian wire mesh fence proposed as the boundary treatment and felt that something of higher quality would be more appropriate to this important street elevation. This detail needed to be given a lot more consideration. They also thought that the boundary treatment should relate better to the site and could be used to frame the SINC and trees behind it as well as relating better to the school building itself. The Panel suggested that this could be part of a community art project or alternatively that the school children and an artist could get involved with the design for the boundary treatment although as a permanent installation this would need to be very carefully monitored.

### Materials and elevational treatment

Panel members were concerned with the use of timber boarding for the upper storeys in terms of the longevity of this material and maintenance required. The Panel felt that the building should be designed to stand on the site for as long as possible and as such should use robust materials that will aid this and weather well.

Panel members also commented on how the proposed building sits within its context. As a taller building that will be more visible from the street than the existing school, it was felt that the long elevation fronting Carleton Road required better articulation and a stronger rhythm. Panel members thought that this elevation currently looked quite flat and that cues could be taken from the surrounding context. It was also felt that the school lacked civic identity and that this could be improved through further development and increased legibility of the entrances. The Panel accepted that the proposals were still at a relatively early stage but felt that a general refinement of details across the site was required.

### Internal space

The panel expressed some concerns about the internal planning of the school and in particular the corridors and commented that if much of the floor area has to be given over to circulation then this space should be designed to be used for more than circulation in order to contribute most positively to the school.

### Parking, deliveries and servicing

The Panel raised some concerns regarding the increase in the number of pupils and likely increase in the on street parking needed at drop off and pick up times.

Panel members also had some reservations about the kitchen being proposed at the furthest point away from the bins and servicing for deliveries etc. The management plans to deal with this will need to be developed alongside and inform the design.

## **Summary**

The Panel gave a generally positive response to the design approach, but felt that further development of the design was required in order to better relate the school to its surrounding context. They felt that the Carleton Road elevation, in particular, required more work to improve its relationship with the conservation area and also to provide a stronger entrance. Panel members also encouraged the design team to explore other options for the boundary treatment that will enhance the Conservation area and the SINC. They were unconvinced that the wire

mesh fence could achieve a high quality appearance that would positively represent the school, while also allowing views through to the SINC.

The Panel were concerned that the new building would not provide the pockets between the built form that allow breathing space for the SINC and that the impact of a taller building that runs straight along the edge of the SINC needed to be explored further. They also felt that further consideration on how the building impacts and relates to the SINC visually was also required. Panel members advised the design team to introduce some interesting articulation to the main elevation that would respond to its context i.e. the main entrance, the SINC and the surrounding conservation area.

Thank you for consulting Islington's Design Review Panel. If there is any point that requires clarification please do not hesitate to contact me and I will be happy to seek further advice from the Panel.

### **Confidentiality**

Please note that since the scheme is at pre-application stage, the advice contained in this letter is provided in confidence. However, should this scheme become the subject of a planning application, the views expressed in this letter may become public and will be taken into account by the Council in the assessment of the proposal and determination of the application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lucy', written in a cursive style.

**Luciana Grave**

Design Review Panel Coordinator  
Design & Conservation Team Manager