Introduction

Thank you for taking the time to come along and view our proposals for 333 Kingsland Road, which will provide a permanent home for Hackney New Primary School, alongside new housing and retail space.

BACKGROUND

Hackney New Primary School opened with its first intake in September 2015 with a two form entry of 50 reception pupils. The school is temporarily based in Hackney New School’s building on the other side of Downham Road.

The Education Funding Agency (EFA) has bought the site of the former Kingsland Fire Station. This means proposals for a permanent home for the school, alongside new housing and retail space, can be brought forward. The residential and retail elements of the development by The Benyon Estate will help fund the construction of the school. This would not otherwise be possible due to high land prices in Hackney and the commitment to deliver an outstanding new school.

THE PUBLIC EXHIBITION

This exhibition provides the opportunity for the community to view our plans, which represent the culmination of many years of work by the school’s Governing Body and its community, and The Benyon Estate.

Please take your time to consider the information on these boards and fill in a feedback form. If you have any questions about our proposals, please ask one of the project team.

Site location

Existing fire station building - site frontage on Kingsland Road
The former Kingsland Fire Station site, across the road from Hackney New School, sits on the junction of Kingsland Road and Downham Road. The site falls within the Kingsland Conservation Area, which was designated in 1998. In addition, there are a number of designated heritage buildings around the site, including Quebec Wharf, 315 Kingsland Road and 319-331 Kingsland Road. We have designed our proposals to be respectful of its surroundings, and to make a positive contribution to the area.
In developing the mass we have separated the residential and school buildings to allow us to maximise the available play space for the school, rather than placing residential units above the school.

The residential building provides a noise and pollution buffer to the school, while its higher profile allows us to keep the height of the school lower.
New school building

The proposals for the school include dedicated classrooms for pupils at all stages, with pupils moving higher up the school building as they progress. The classrooms centred around an internal courtyard, which means there are no corridors and moving from room to room will be via covered decking overlooking the courtyard. The school’s emphasis on music as a key part of the curriculum is reflected in three music studios located on the ground and first floors of the school.

**DAYLIGHT**

We have designed the new school building to maximise natural light in the classrooms and play areas. Each classroom will be glass-fronted, while first floor classrooms on the northern side of the building benefit from skylights.

**MATERIALITY**

We will be using soft, light materials for the school, including wood and glass for the classrooms, making them light and airy learning spaces.

**PRECEDESNTS**

Rehabilitation Centre, Basel, Switzerland
O’Donnell & Tuomey

Community Centre, Dublin, Ireland
O’Donnell & Tuomey

**Henley Halebrown Rorrison**
Play spaces

The school buildings surround a ‘cloistered courtyard’ creating outdoor playspace while also providing protection for pupils.

Two additional roof spaces increase the play space available. These will include an allotment and a sensory garden including herbs, pathways and wildlife. Together they will provide pupils with different types of spaces to play, talk and learn with their classmates.

**COURTYARD LAYOUT**

**PRECEDEINTS**

**MODEL PERSPECTIVES**

**LANDSCAPE PRECEDENTS**
The residential and retail development includes 68 residential units and 275m² of retail space. This development has been carefully designed to limit its impact on the school.

**OVERLOOKING**

The privacy and security of the school's pupils are of the utmost priority, and the proposals have been designed to ensure that overlooking is not an issue. There is only one balcony per floor on the western façade of the building, which are positioned to limit overlooking.

**MATERIALS**

The residential building will be predominantly brick and cross-laminated timber to signify civic importance, permanence, and place in the Kingsland conservation area. This will rise from a concrete base at basement, ground and first floor levels.

**RETAIL DEVELOPMENT**

The retail space is over two floors, which could be split into two units depending on demand. The retail development will be on Kingsland Road, away from the school.

The residential entrance will be at the junction of Enfield Road and Kingsland Road. Residents entering or exiting will not disrupt parents and pupils arriving and departing the school.
Local impact

TRANSPORT AND PARKING

There is no provision for parking for the new school or residential development. The location, just a few minutes’ walk from Haggerston Overground Station and from the 64, 76, 149, 242 and 243 buses, means that the development has excellent public transport links.

CYCLE STORAGE

Both the school and the residential development will include generous cycle storage. There will be 30 bike racks for the school located under the colonnade walkway along Downham Road. The residential development will include underground cycle storage space for 144 bicycles, at just over 2 per apartment.

WALKING TO SCHOOL

The vast majority of our pupils live within 1 mile of the school and we strongly encourage our parents, pupils and staff to walk or cycle to school. The first 173 applicants (out of 249) for our 2016/17 intake live within 1 mile of the school, demonstrating strong local demand.

Cycle storage in residential building basement

Proximity of pupils to the school
Next steps

We look forward to receiving your views and suggestions. Please take the time to complete a feedback form and place it in the comments box provided.

Our development team, working on all elements of the project, is available today to speak to you. Please feel free to ask them questions.

Following the consultation, the project team will be working to incorporate your feedback and ideas ahead of submitting our planning application at the end of the month.

ANTICIPATED DEVELOPMENT TIMELINE

**MAY 2016**  
Submit planning application

**SEPTEMBER 2016**  
Planning decision

**JANUARY 2017**  
Construction begins

**AUGUST 2018**  
School completed

**JANUARY 2019**  
Residential completed

You can get further information by contacting Melanie Pope of the project team:

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