

NOTES OF BROOKLEIGH DESIGN REVIEW PANEL (22/10/2025)

Panel: Neil Way (Chair), Lap Chan (Vice Chair), Alice-Rose Hoile, Andrew Cameron, Mike Alete

Apologies: Richard Partington, James Rae

MSDC: Anna Kramarczyk (MSDC Urban Designer), Stuart Malcolm (Sustainable Communities Development Delivery Manager).

Homes England: Nicholas Milner, Rob Morley, Oliver McGowen

Eastern Primary School (Parcel P1.2) - DM/25/2640

Description of Scheme

Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.

Presenters:

Design/Architects: David Marshallsay (Sixfootstudio)
Matthew Tabram (Sixfootstudio)
Chris Stanyard (Campbell Reith)
Paul Cope (Fabrik)

The Panel's Comments

The Panel continued to support the aspirational architecture of the building but expressed disappointment that the previous DRP comments had not been seen as a way to improve the scheme as several matters had not been addressed, such as:

- Adding some variation to the 'crinkle crinkle' wall to soften its appearance, avoid it feeling imposing and add to its playfulness (such as through the addition of viewing holes and varying the height in a wavy way).
- Addressing the scale and appearance of the building for its intended users to make it more child friendly and read as a primary school, rather than a Secondary School.
- Failure to improve the design to create more of an element of delight that would be very suitable for a primary school.

The panel were concerned that there was no future Trust in place to operate the school at this stage of the design development, given the rigid design.

The panel were disappointed that internal plans were not included in the presentation and did not consider that sufficient information had been provided on the internal circulation space.

It was felt that external covered areas adjacent to the classrooms should be designed into the scheme now to avoid disappointing retro-fitting after the buildings construction.

The panel were keen to ensure that drop off and pick up arrangements should be improved to ensure the school would work effectively.

In relation to landscaping, the panel were keen to ensure that there was sufficient budget for the significant amount of landscaping shown. The panel considered that the maintenance of the landscaping outside the wall should be maintained by someone other than the school, to ensure that this is prioritised in the future and that an appropriate management plan be agreed.

Whilst it was understood that the area in front of the school was not within the Primary School Design Teams control, the panel considered that it should be demonstrated how the levels worked, particularly in relation to the crossings and cycle paths, in order to differentiate priorities for cars, cyclist and pedestrians. The panel pointed out that the space in front of the school needs to be designed in a way to slow everything down on that junction in front of the School. Furthermore, the panel pointed out that the front 'spill out' space has a potential risk of cars stopping to drop children off on the Green Superhighway outside the school, blocking the route for cyclists and pedestrians. There is clear need for those scenarios to be designed out.

Overall, the panel felt that the conclusions of the previous DRP meeting remained, in that whilst they were very impressed with the buildings overall design and architectural appearance, the areas outlined above had not been addressed adequately.

Overall Assessment

The panel supported the scheme subject to the recommended changes.