

## PROPOSALS FOR CAPEL MANOR COLLEGE

# Overview



## Key elements of the proposals:

- Relocation of the College's current base in the National Sports Centre stadium to a new, purpose-built building on the edge of the park.
- Rebuilding the College farm: providing a fantastic new learning centre for students and a much better experience for our visitors.
- New and improved teaching facilities, both indoor and outdoor, providing state of the art facilities and a better learning experience for more students.
- High quality, attractive new buildings: respecting the setting of the park.
- Opening up and improving areas of the park that are currently inaccessible.
- New opportunities for students to help maintain and improve the public spaces around the park.
- Creating new jobs and encouraging more visitors into the park.

PROPOSALS FOR CAPEL MANOR COLLEGE

# Capel Manor College

Established in 1968, we have been one of the fastest developing colleges in the UK, with five centres across London teaching over 3,500 students.



We offer courses in horticulture, tree surgery, floristry, garden design, countryside management and the environment, animal care and saddlery.



We attract a diverse range of students including mature students who are seeking a career change, as well as setting 16-18 year olds on their career path.



## Our Crystal Palace campus

### Crystal Palace Park farm

Our farm is well known to many local people: it is open (and free!) to public visitors six days a week and attracts 200-300 people per day. Local nurseries and primary schools visit the farm for guided tours throughout the year.



However, the facilities are tired and do not currently offer as good a visitor experience as we would like. We think there is a great opportunity to significantly improve the existing farm facilities, providing a much better experience for our students, visitors and animals.

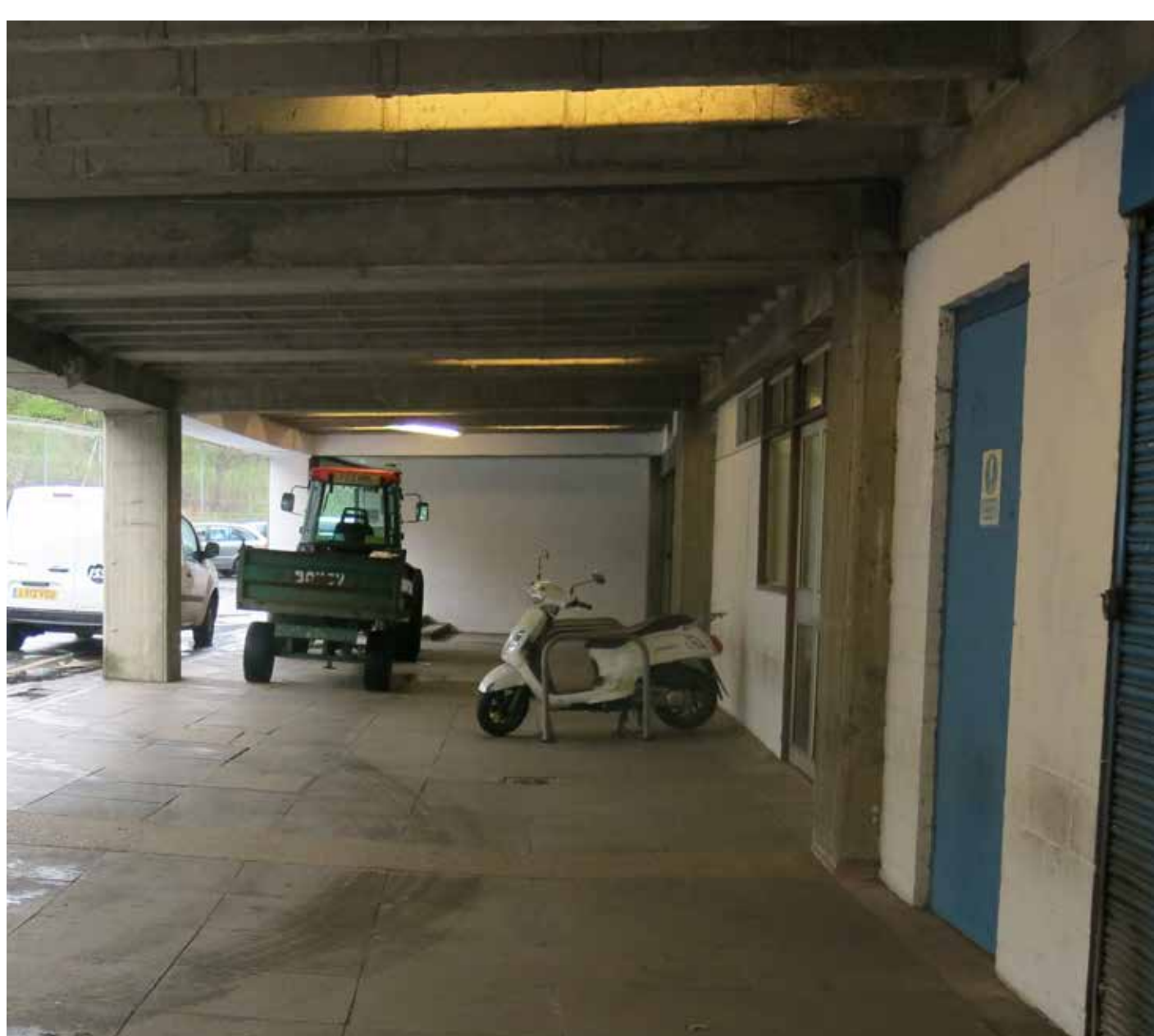


### Jubilee Stand

Most of our teaching at Crystal Palace currently takes place in various rooms and workshops in the Jubilee Stand of the National Sports Centre (NSC); we rent these facilities from the Greater London Authority (GLA).

The GLA has been consulting on various options for the future of the NSC, which would include demolition of the Jubilee Stand.

In any case, we want to provide the very best facilities for our students and staff. Our current base in the Jubilee Stand does not provide the quality of accommodation or the space and ease of access to gardens and green areas that our students need.



## The Anerley Hill site

The Anerley Hill site (next to Crystal Palace Museum) on the edge of Crystal Palace Park has a historic connection with education: the Crystal Palace School of Practical Engineering was established on the site in 1873.

The school included various buildings, including the current museum. Some of the smaller buildings remained until as recently as 2000.

Today the site is effectively waste ground, with dumped rubbish, storage containers and a disused maintenance depot.

We think the Anerley Hill site is an ideal location for carefully-designed teaching facilities - restoring the original connection with education, and making it a more accessible and attractive place for visitors.



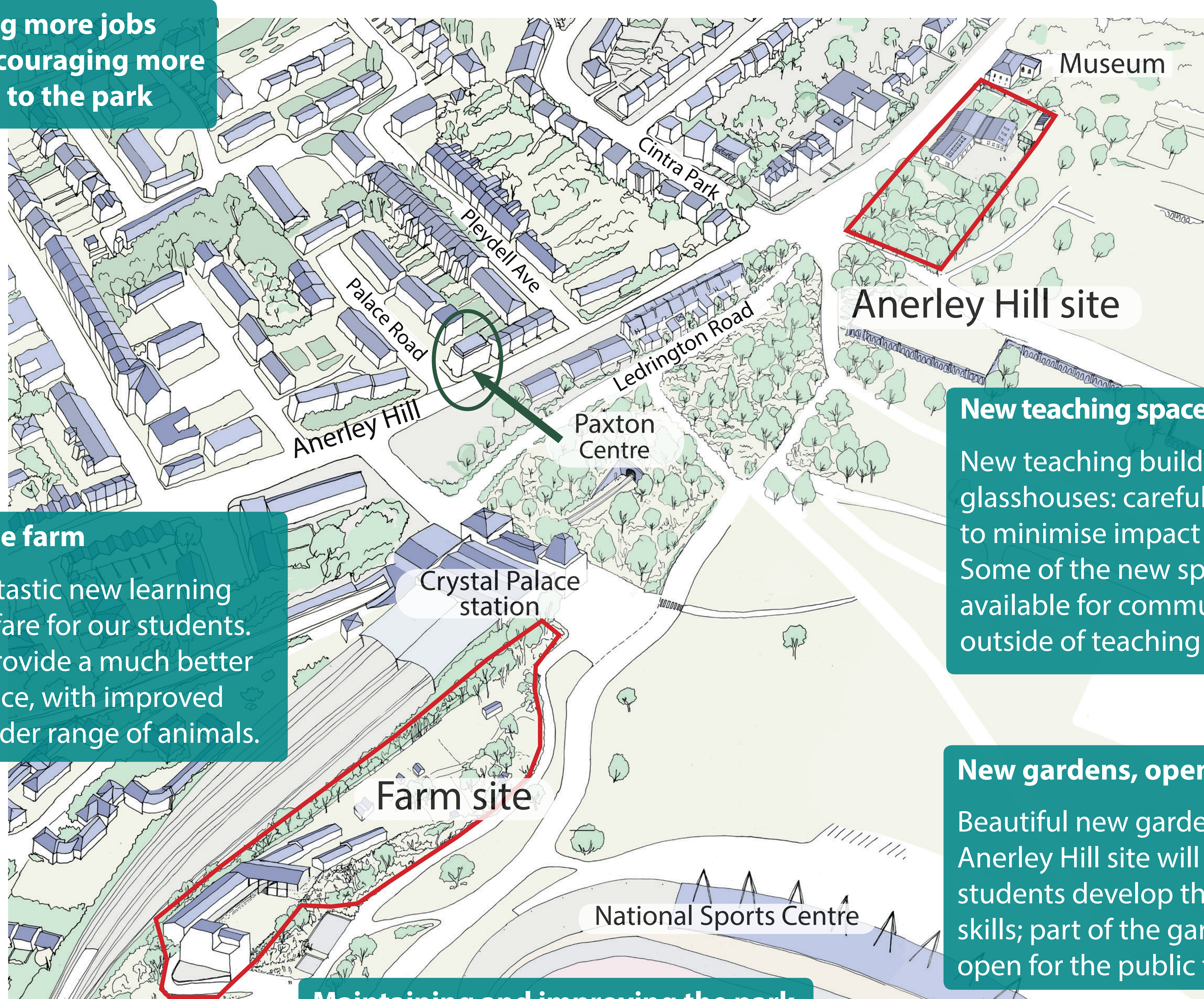
Above: the Anerley Hill site in the 1960s (photo kindly provided by Crystal Palace Museum)  
Below: the site today



## PROPOSALS FOR CAPEL MANOR COLLEGE

# Our proposals

### Creating more jobs and encouraging more visitors to the park



### Re-building the farm

Providing a fantastic new learning centre and welfare for our students. The farm will provide a much better visitor experience, with improved access and a wider range of animals.

### New teaching space at Anerley Hill

New teaching buildings and glasshouses: carefully designed to minimise impact on the park. Some of the new spaces will be available for community use outside of teaching hours.

### New gardens, open to the public

Beautiful new gardens at the Anerley Hill site will help our students develop their practical skills; part of the gardens will be open for the public to enjoy.

### Maintaining and improving the park

We would like our students to develop and showcase their skills by working to maintain and improve the green spaces throughout the park.

## Core principles of our proposals

These are the key criteria that have guided our plans:

- Accessible to as many students as possible, with good public transport links.
- Outdoor space for our students to practise their work in private, before showcasing it in public.
- Opportunities for as much interaction as possible with the local community.
- Safety and security for our students and staff.
- Access for deliveries, ensuring our farm and other facilities run smoothly.

The Farm site and the Anerley Hill site are both within easy walking distance of Crystal Palace Park station and the Crystal Palace bus station.

Students studying animal management and veterinary sciences will study at the Farm site, while the horticulture, garden design, arboriculture and floristry courses will be based at the Anerley Hill site.

We will create a new access to the farm from Crystal Palace rail station: benefiting visitors, students and staff.

## Bromley Council's master plan for Crystal Palace Park

Bromley Council has a long standing vision to regenerate Crystal Palace Park: creating new community facilities and restoring the park's historic features.

A public consultation on this project was held in 2018 and an outline planning application is due to be submitted in January 2020.

Our proposals for the farm and Anerley Hill sites are included in the outline planning application. We would also need to submit our own planning applications for the detailed aspects of our plans.

## GLA proposals for the NSC

The Greater London Authority have consulted on the future of the National Sports Centre in Crystal Palace Park.

Every GLA option includes the demolition of the Jubilee Stand (where the College is currently based): meaning a reduction in the amount of concrete in the park overall.

**We have been working closely with the GLA and Bromley Council: while our project is designed to complement these wider goals, it is not dependent upon them coming forward.**

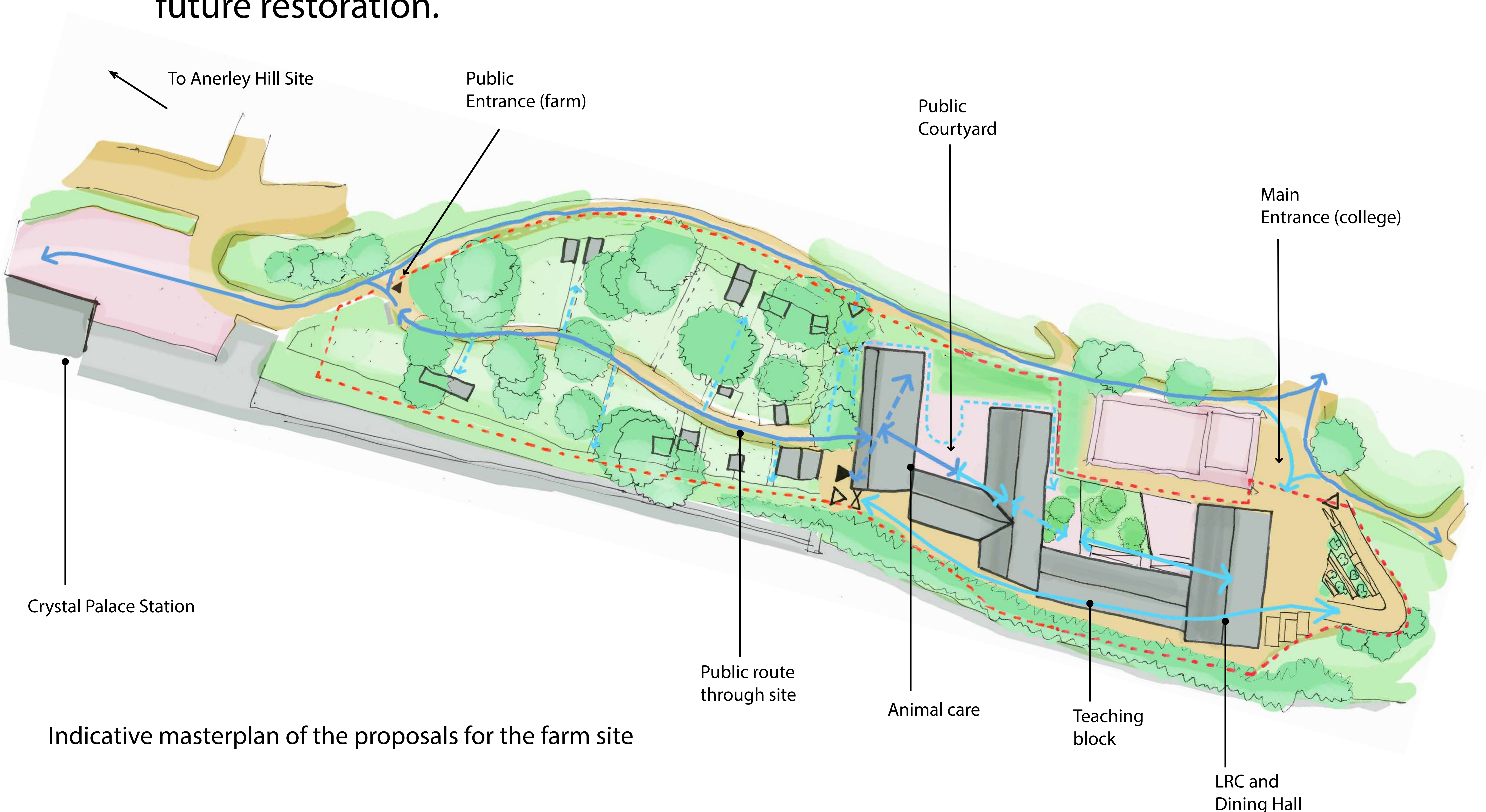
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# Farm site

Our farm is hugely popular with visitors and students alike: many people tell us it's the highlight of their trip to Crystal Palace Park. However, we think it could be much better - providing a great environment for students, visitors and animals. The farm will remain completely free of charge to visitors.

### We are proposing:

- A carefully-designed contemporary building that is relevant to the farm and historic park setting, providing a learning centre and dining hall and acting as the College's new public face within the park.
- Replacement of the existing classrooms with a new two-storey teaching building: set back from the park and helping to shield the site from the railway.
- A new farmyard with improved shelters and pens for our animals.
- A new, easier visitor access to the farm: close to Crystal Palace Station.
- Opening up views and access to the historic Paxton Basin, in anticipation of its future restoration.



Existing and indicative proposed views from north-east corner



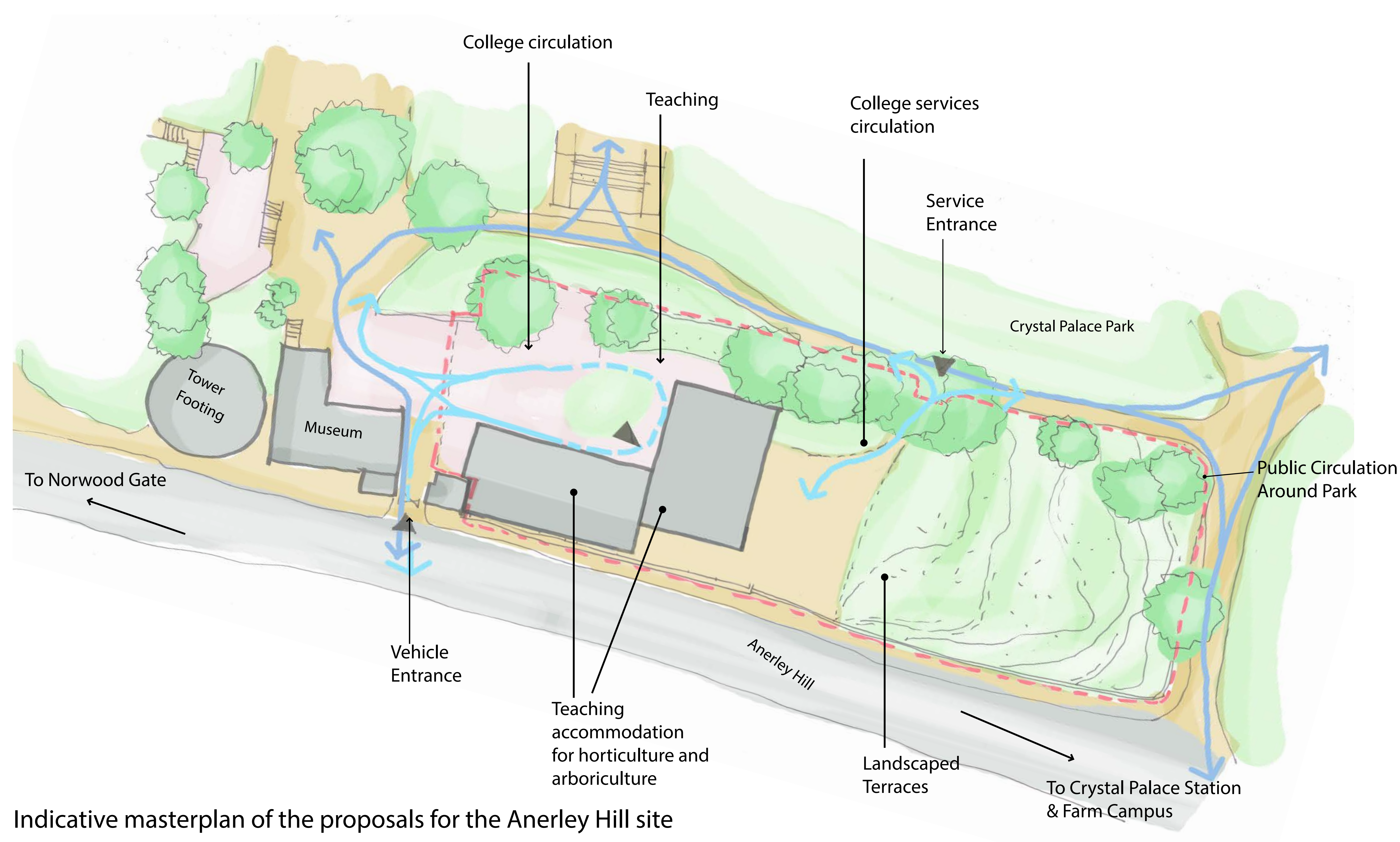
Existing and indicative proposed views from East

## PROPOSALS FOR CAPEL MANOR COLLEGE

# Anerley Hill site

We think the site on Anerley Hill, next to the Crystal Palace Museum, is an ideal location for our new teaching facilities. We have ensured that the proposals have a minimal impact on the surrounding area and the park itself:

- The building will be well set back from the park and will be staggered to follow the natural slope of the site to help further reduce the visual impact.
- At the entrance into the building there will be a courtyard that can be used for activities and public events.
- The one-storey building will house various workshops and teaching spaces.
- We are also proposing a landscaped garden space and a yard to help with our students' maintenance work in the park.



Indicative masterplan of the proposals for the Anerley Hill site



Existing and indicative proposed views from Anerley Hill looking West

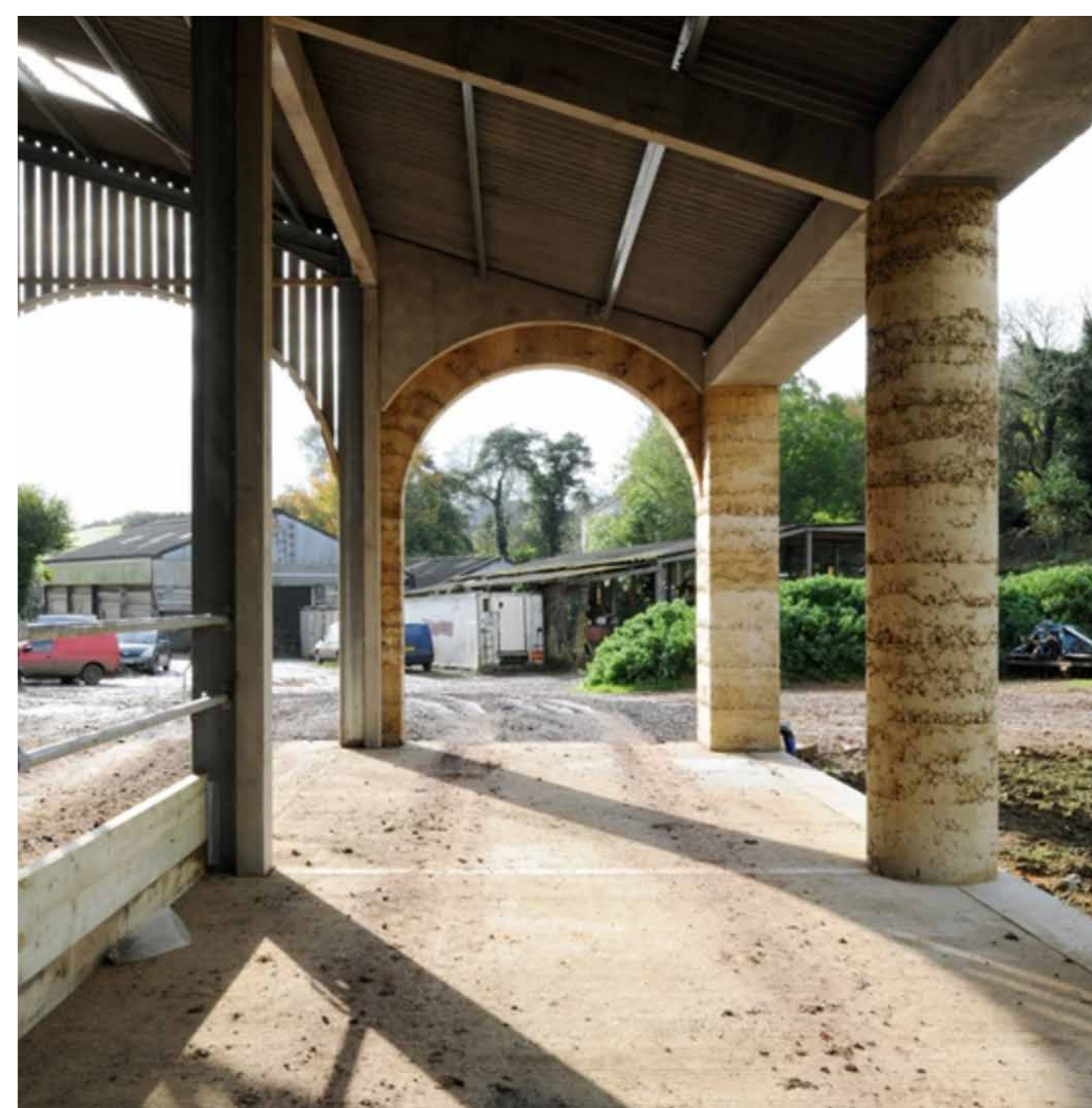
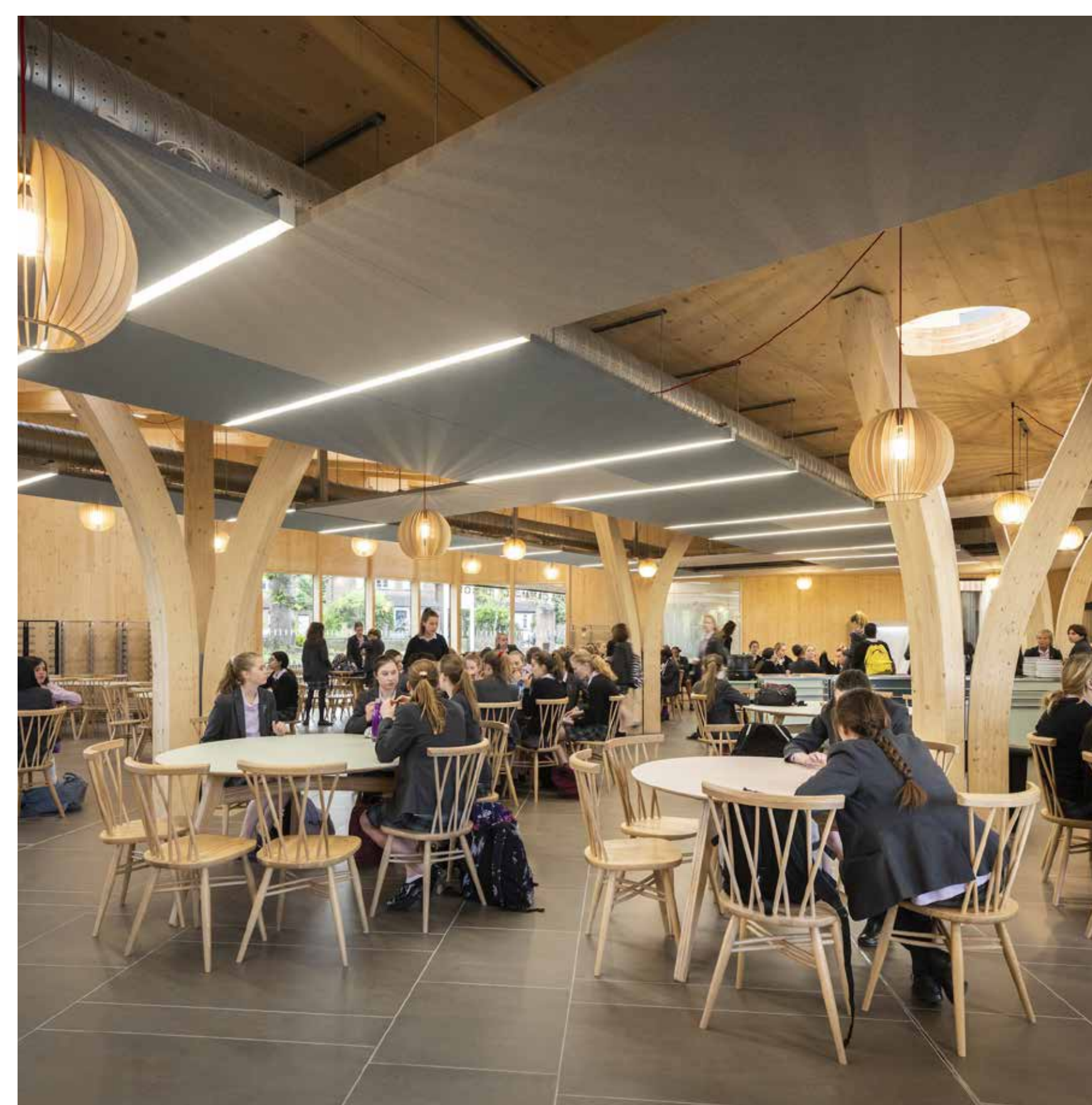
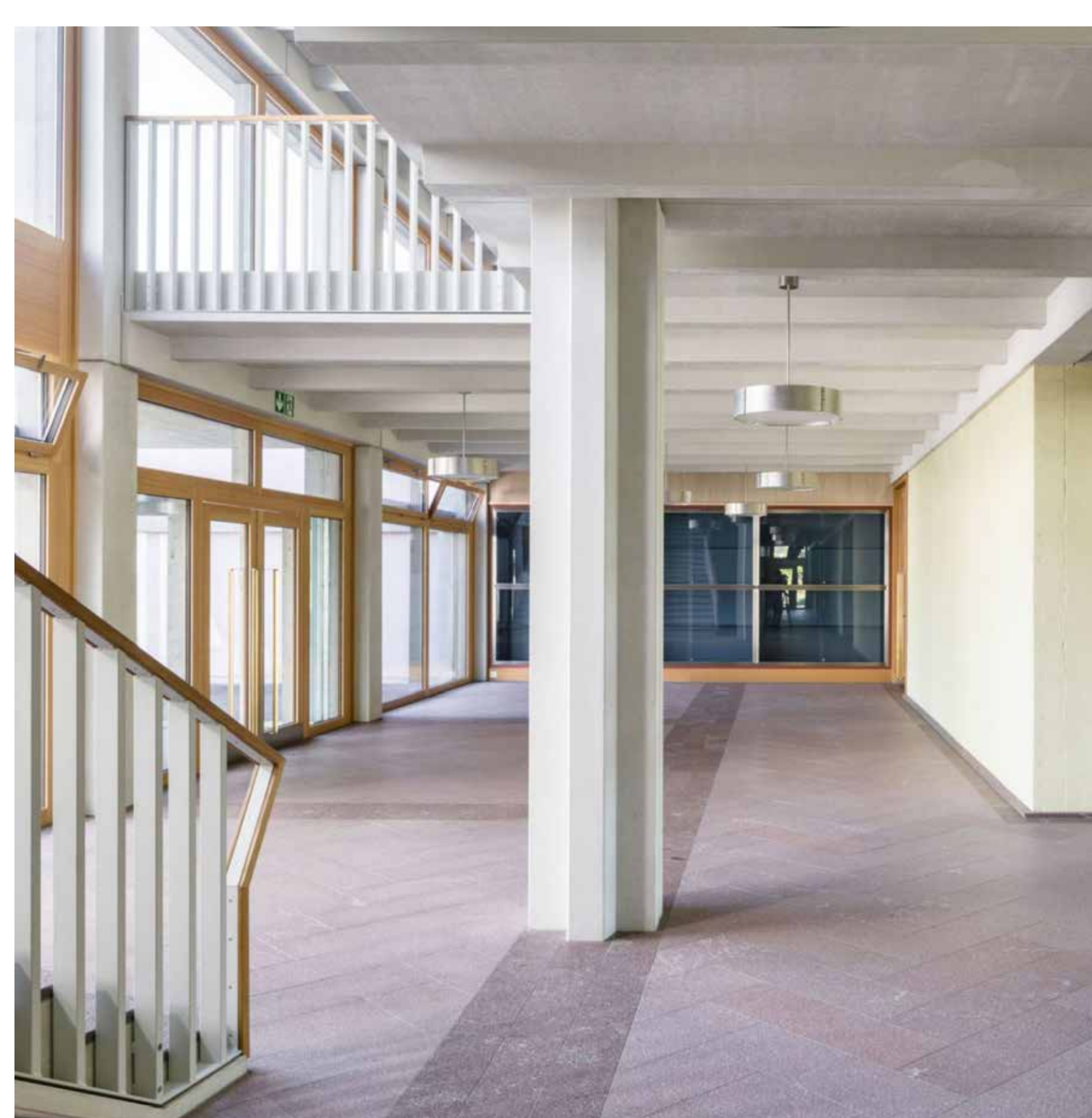
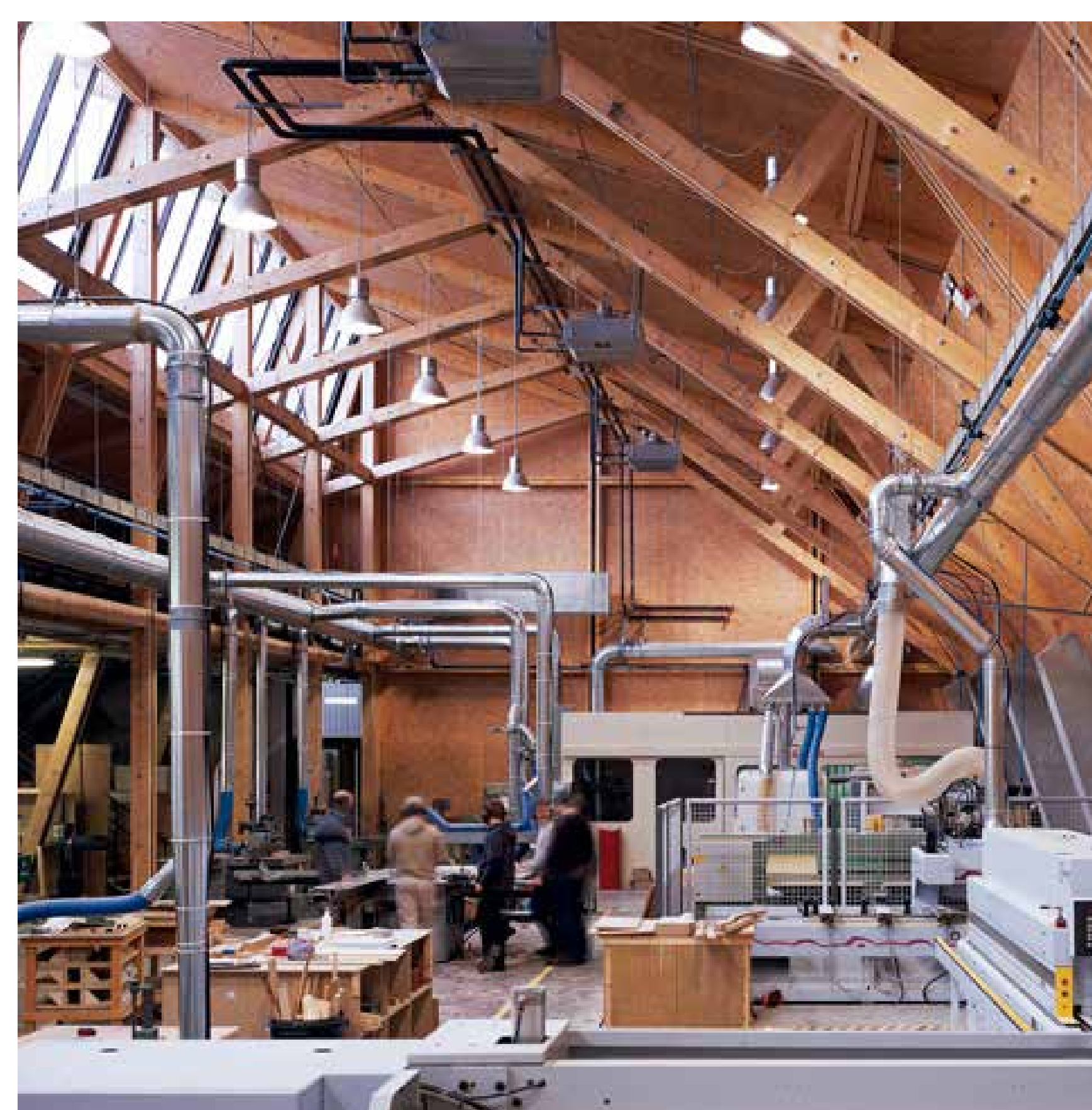
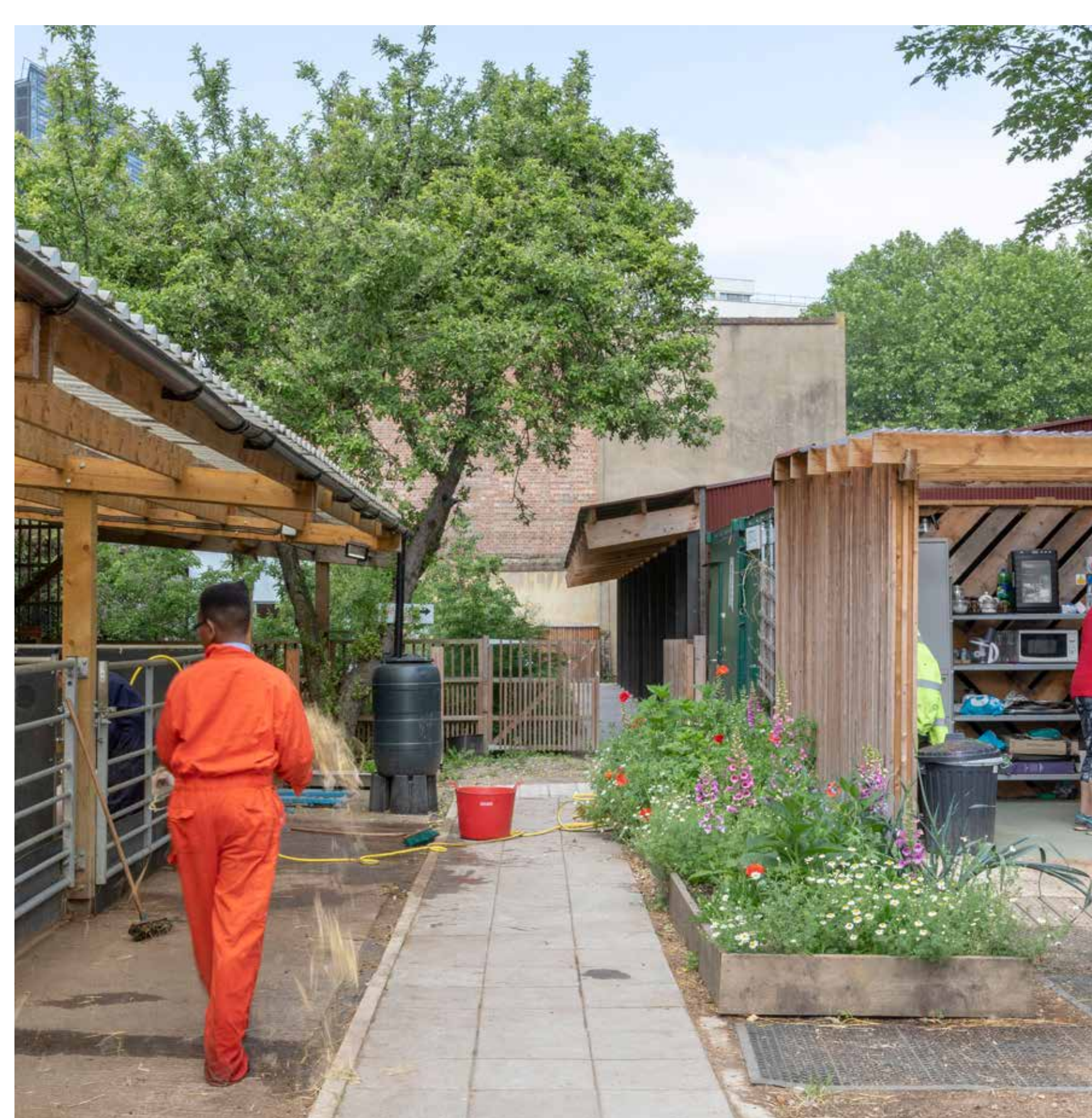
## PROPOSALS FOR CAPEL MANOR COLLEGE

# Facilities

The new buildings and facilities the College is proposing at the Farm and Anerley Hill site are of considerably higher quality than the current facilities. The buildings will also be designed to BREEAM Excellent standards.

The proposals include significantly enhanced facilities including new and purpose built animal enclosures improving the welfare of the animals. High quality teaching and workshop spaces will be well-equipped environments for students to improve their skills.

## Examples of new facilities



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Benefits of proposals

Facilities

- A significantly improved horticulture provision
- Kitted out new workshops for students
- Welcoming entrances for students and the public
- Improving the welfare of animals

Improved access

- Enhanced visitor experience at the farm
- Local schools can access teaching facilities and farm
- New public access to the farm from station
- Garden and glasshouses, with plants and vegetables for sale

Teaching and learning

- Increase in student enrollment
- Expansion in Apprenticeships and Higher Education
- Partnerships with other Universities and local groups
- Higher quality facilities for counselling, welfare & pastoral care

Supporting improvements to Crystal Palace Park

- Allowing students to showcase their skills in the park
- Increased community involvement
- Enhanced wayfinding and routes through the park to the NSC
- Compatible with any future plans for the NSC

Economic benefits

- £3.4 million in education revenue
- £45 million value return over life of the facility
- New jobs for local people
- More visitors to the park and surrounding areas

## PROPOSALS FOR CAPEL MANOR COLLEGE

# Engagement so far

**March 2019:  
Staff &  
student  
workshop**



Definitely support the plans to improve the teaching and farm facilities at Capel Manor College. It will allow the students to have better facilities and enjoy their time here at college.

*I think the new buildings will give a great new look to the farm and college encouraging students and public to visit and enjoy the facilities.*

I really like the plan of the new build as this college and farm are very out dated as its never been touched.

We need to work together to help make it a better place.



**Summer 2019:  
Meetings  
with local  
stakeholders**

Local councillors  
CP Park Trust  
CP Community Trust

CP Community Association  
CP Foundation  
CP Museum

**Summer 2019:  
Survey park/  
farm users**



## 255 responses

**46%** visit Crystal Palace Park weekly or more often on average

**48%** gave the farm a 3 or 4 out of 5 rating (we want it to be 5!)

**69%** would support rebuilding of the farm with better access and facilities

# Next steps

**Submit your feedback on the plans**

Feedback reviewed/design finalised - Winter 2019

Bromley Council outline application submitted - Jan/Feb 2020

College detailed application submitted - Spring 2020

Target for planning permission - Summer 2020

Target to start work - Summer 2020

Target completion - Summer 2021



Thank you for viewing our plans - please tell us what you think.

[capelmanorconsultation.co.uk](https://capelmanorconsultation.co.uk)

