Appendix 2 – Site Area Assessments and Location Plans

The following reports provide more detailed assessments of the suitability of potential sites that were investigated further following an initial assessment and discounting process. These reports particularly focus on the site size and layout and the viability of providing as minimum a 1FE Primary School on the site.

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Site (Map Reference 1): West Acton Community Centre (and Primary School)

1. Executive Summary

The purpose of this report is to recommend whether the combined sites of West Acton Primary School and the adjacent West Acton Community Centre could be considered further for a pupil places expansion project. This is in the context of the area guidelines in Building Bulletin 99 (BB99) and the requirements for team game playing fields.

West Acton Primary is currently a 2FE (form entry) primary school with a 50PTE (part time entry) nursery. The school is located off Noel Road in Acton in the London Borough of Ealing. West London Community Centre is located adjacent the primary school and is accessed via Churchill Gardens.

An initial analysis of the areas of the primary school and community centres indicates that a combined site could facilitate an expansion of the primary school to 3FE with a 25PTE nursery, subject to the following:

- Demolition of the Community Centre
- Existing areas are checked for sufficiency, in particular the entrance / admin arrangements, staff areas, kitchen and dining/hall space.
- Provision of a multi-use games area (MUGA).
- Supplementary off-site area provision for team game playing fields
- It may be possible for design development to include a small community provision within the new build without impacting upon meeting BB99 guidelines. However, at this stage it cannot be discounted that it may be practical to relocate the community centre to an alternative site.

2. Site Data

Existing

West Acton Primary (2FE + 50PTE)	Existing (m^2)	BB99 (m^2)
Total Site Area	7184	4725 (likely minimum)
Net Site Area (soft and hard play, games courts, & habitat)	3800	3580
Gross Building Area	3419	2142 (likely)
West Acton Community Centre		
Total Site Area	3560	n/a
Gross Building Area	397	n/a

Site (Map Reference 1): West Acton Community Centre (and Primary School)

Proposed

West Acton Primary (3FE + 50PTE)	Proposed (m^2)	BB99 (m^2)
Total Site Area	10744	5775 [min]
Net Site Area (soft & hard play, games courts, habitat)	6054	4420
Gross Building Area	4725	3307

* The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

- **Option – Expand the School to 3FE and 50PTE by utilising the Community Centre Land**

It is proposed that the existing community centre is demolished and replaced with an additional primary school building. The proposal has been based on the following assumptions:

- The gross area of the new building has been assumed at this stage as 1306m^2, as this is the BB99 likely area for a 1FE primary school.
- The building will be single storey and therefore this provides an additional 2254m^2 of external areas as the current community centre site area is 3560m^2.
- Car parking will be as per the school's current provision (excluding community centre parking) and is not proposed to be supplemented by any substantial additional car parking provision.

Advantages

- Disruption caused by the construction process would be minimised.
- The building contractor would have separate access from Churchill Gardens
- External spaces is likely to meet BB99 guidelines for confined sites

Disadvantages

- This scheme would provide a separate block, which would not be connected to the existing main school building.
- Condition and alteration works have not been assessed
- Suitability issues will need to be assessed. Most existing classrooms are undersized.
- Sufficiency issues not assessed for the existing buildings'
- Team game playing fields is unlikely to meet the statutory minimum without supplementary offsite provision.
- Additional car-parking and service access requirements will impact on external area provision

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Site (Map Reference 1): West Acton Community Centre (and Primary School)

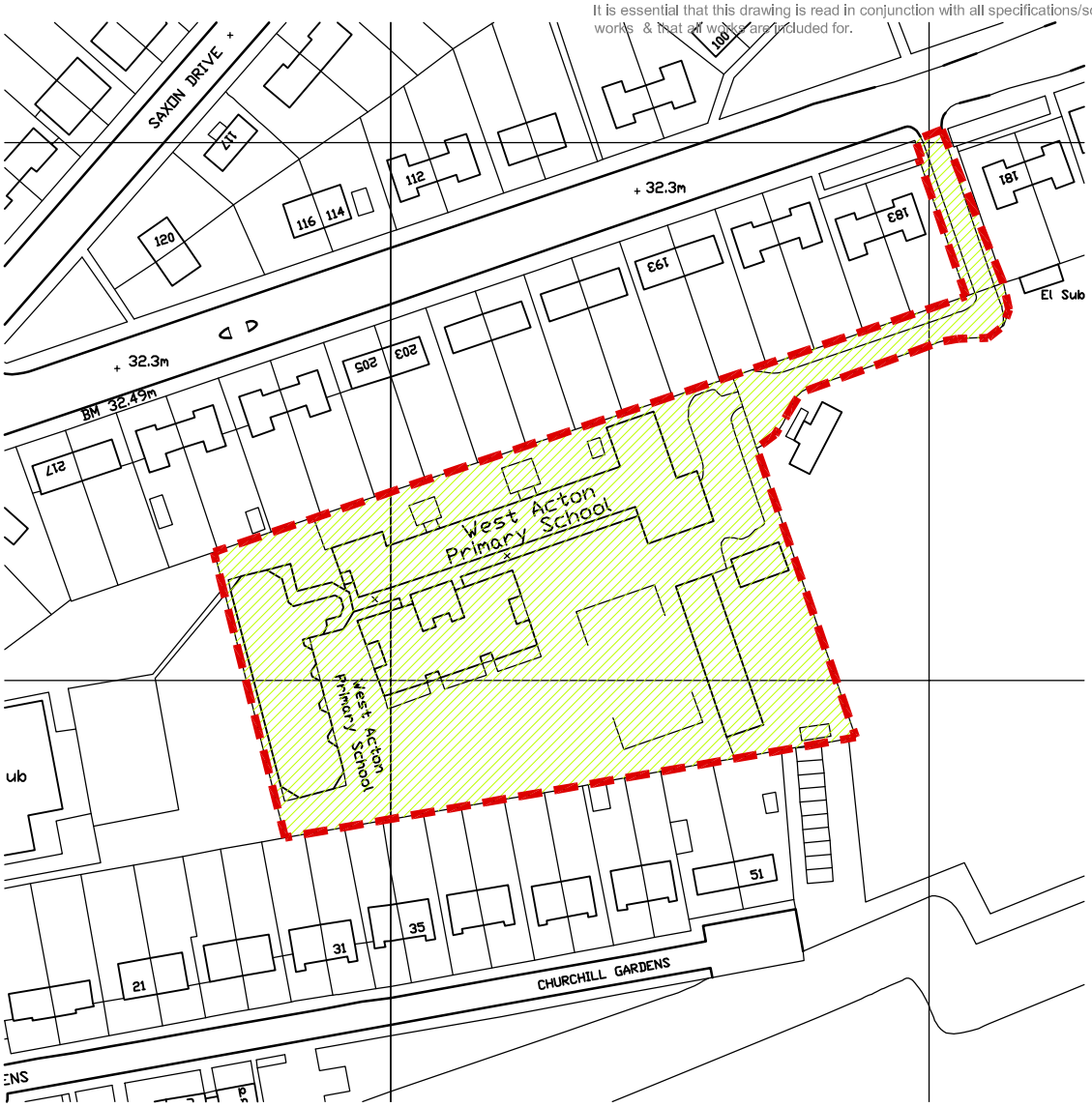
4.0 Indicative Costs

Option 1 – New 1FE + 50PTE Nursery £4,529,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

The site is suitable for 1FE + 50PTE Nursery expansion.



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Site (Map Reference 2): Mandeville School (Old Site), Eastcote Lane

1. Executive Summary

The existing building at Eastcote Lane, Northolt has several condition issues and a building which occupies the majority of its external spaces. It can be converted to house a 1FE Primary school without any Nursery places, however:

- The external play areas will be short of BB99 guidelines as the existing building occupies most of the site.
- An additional temporary classroom will also be required
- Any major works will require upgrading the existing fabric to current building regulation standards
- The building was previously used as a special school so some re-furbishment may be needed.

The site area is approximately 4600m^2 and it can accommodate a new build 1FE Primary School without a Nursery. The site area will be marginally lower than BB99 guidelines. The site is approximately 4600sqm and BB99 requires area of 3560sqm (confined site), this leaves 1040sqm. Even with a double storey building (assume 800sqm best case footprint based on 'likely' gross area of 1306sqm), compliance with BB99 external areas is likely to be border-line. But a 1FE new-build utilising the existing building would provide a quick solution, subject to detailed conditions, suitability and sufficiency surveys, for a 1FE Primary provision within the Northolt area.

2. Site Data

1FE Primary no Nursery	Existing	BB99 1FE
Likely Minimum Site Area	4600 m^2	3560 m^2
Likely Gross Area of Building	1418 m^2	1306 m^2

3. Proposals Assessment

3.1 Option 1 – Use Existing Building fo1FE Primary School (no nursery)

The existing building has a ground floor footprint of 1610m^2 leaving 2990m^2 of usable external space, part of which will be required for service vehicle access, disabled parking and staff/visitor car parking.

BB99 recommends a minimum gross site area for confined sites of 3560 m^2

Site (Map Reference 2): Mandeville School (Old Site), Eastcote Lane

Advantages

- Will be quick to provide this facility

Disadvantages

- External spaces do not meet BB99 guidelines
- Additional classroom will be required
- Extensive condition and alteration works required
- Suitability issues to be accessed. Most classroom sizes will need to be increased as they are significantly undersized.
- Team game playing fields unlikely to be met without off site facilities
- Car-parking and service access will impact on external areas provision
- Internal and external likely to need fixed equipment /facilities to suit primary school pupils as opposed to special needs.
- Refurbishment will only extend the buildings life span by a further 20 years.

3.2 Option 2 – New 1FE Primary School no Nursery

The site area of approximately 4600m^2 can accommodate a new build 1FE Primary School without a Nursery.

Advantages

- Purpose built to comply with BB99
- Life span of traditional build is in access of 50 years

Disadvantages

- Will take longer to establish
- As the site is approximately 4600sqm and BB99 requires area of 3560sqm (confined site), this leaves 1040sqm. Even with a double storey building (assume 800sqm best case footprint based on ‘likely’ gross area of 1306sqm), compliance with BB99 external areas is likely to be border-line. Especially if there is to be car-parking, service entry, external storage sheds, potential requirement to build 5m from boundary.
- Team Game Playing Fields – Is likely to require supplementary off site areas.

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Site (Map Reference 2): Mandeville School (Old Site), Eastcote Lane

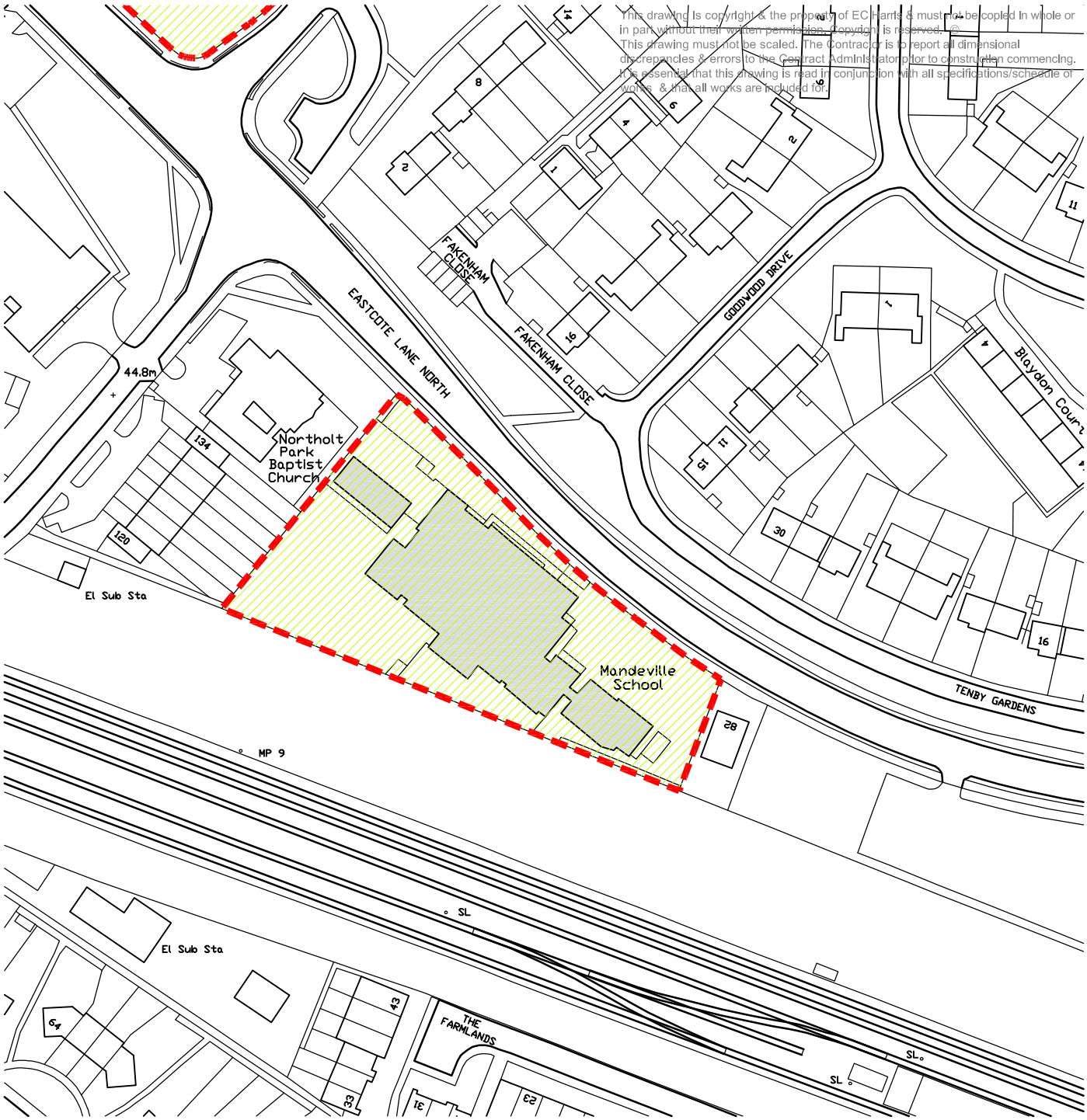
4.0 Indicative Costs

Option 1 – Re-furbish existing building	£3,540,000
Option 2 – New 1FE	£4,523,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

The existing building could be utilised to provide expansion provision relatively quickly, subject to detailed conditions surveys.
It is recommended that the option for new 1FE school is examined by a more detailed feasibility study due to the cost of conversion and the unsuitability of the current classrooms.



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Site (Map Reference 2 & 13): Mandeville School + Possible Site located adjacent the junction of Eastcote Lane North and Dabbs Hill Lane

1. Executive Summary

The purpose of this report is to ascertain whether the former Mandeville special school on Eastcote Lane and the site located diagonally opposite (across the staggered road junction) can accommodate a 2 FE primary school.

The combined sites area of 7900m^2 is within the BB99 guidelines – the recommendation for (a minimum) site area is 4600m^2 (confined site). Therefore, the two sites, if combined, can accommodate a 2FE primary school, although the classrooms or playing areas may need to be split. Reference should be made to the report for Mandeville School (old site) when considering a school combined across both sites.

2. Site Data

Existing

Combined Mandeville and Adjacent Site	Existing (m^2)	BB99 (m^2)
Mandeville Total Site Area	4600	
Adjacent Land	3300	
Total Site Areas	7900	4600 (confined site) - 6330 (likely minimum)
Net Site Area (soft and hard play, games courts, & habitat)		3480

Proposed

New Build 2FE Primary (combined sites)	Proposed (m^2)	BB99 (m^2)
Gross Building Area	2250	2250
Net Site Area (soft & hard play, games courts, habitat)	4550	3580
External circulation/ service area	1100 [nom]	1200 [nom]

* The above existing areas have been taken from Ordinance Survey maps and also use of Google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

Site (Map Reference 2 & 13): Mandeville School + Possible Site located adjacent the junction of Eastcote Lane North and Dabbs Hill Lane

3. Proposals Assessment

3.1 New 2FE Primary School on the combined Mandeville School and Adjacent Site

The (combined) site area of approximately 7900m^2 can accommodate a new build 2FE Primary School. The existing school site is separated from the adjacent site by a staggered road junction.

The proposed design needs careful consideration – the existing site could accommodate the new school buildings, with the adjacent site providing play provision; or the development could be split across both sites (each providing buildings and play areas).

As the adjacent site is open land; there may be impediments to development arisng out of Planning Policy. However, provision of play areas on this site should be less contentious.

If the new school is located on the existing site with play areas on the adjacent site, accessing either facility will need to be effectively managed by the school.

Advantages

- Purpose built to comply with BB99
- Life span of new-build is in access of 50 years

Disadvantages

- Will take longer to establish
- As the existing site (4600sqm) and the adjacent site (3300m2) are physically segregated – operational issues need to be addressed.

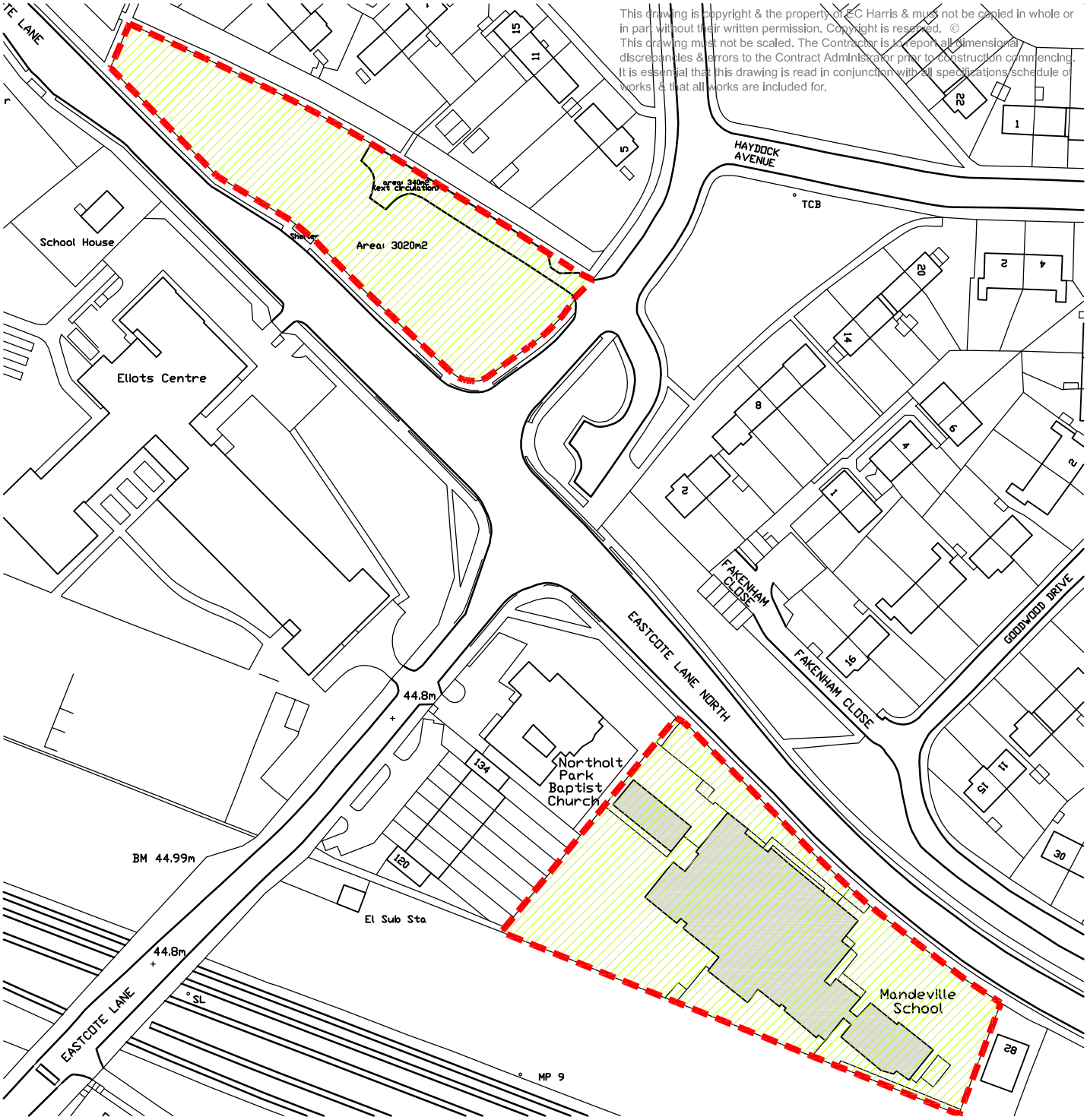
4.0 Indicative Costs

New 2FE	£7,604,000

As the development is on two different sites, the above cost may increase (depending on the design proposals)
Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

It is recommended that the two options outlined above for new 2FE school are examined by a more detailed feasibility study.
There are Planning Policy implications and decisions on the organisation and operation of the school that need to be investigated further.



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Site (Map Reference 3): Former King Fahad Academy

1. Executive Summary

The purpose of this report is to recommend whether the existing school building, could be considered for pupil places expansion project.

The site of 10100m2 is set within the context of suburban housing; there are good pedestrian, road and public transport links. The school (now vacant), with a footprint of 2640m2, is a grade 2 listed building set in a substantial site with a range of amenity (play) areas to either side of the linear block. Access is from a single point to the north.

An initial analysis of the areas, characteristics of the site and options appraisals was examined to ascertain if a school and/ or mixed use of the site is feasible.

This site will support the development of a 4FE school within the existing building; the existing external areas meet the BB99 guidelines.

If the lower end of BB99 recommendations for external areas is applied, there is a potential of a surplus area of 290m2 (to 500m2 if GF footprint is relatively small) which could be developed for other uses (for example housing/ community facilities, subject to Planning Approval and obtaining Listed Building Consent). The building is currently believed to be on offer on leasehold terms – this presents a constraint on development proposals. This is a strong candidate site, subject to lease costs and conditions.

2. Site Data

2.1 Existing Site

King Fahad School Site and Building	Existing (m^2)
Total Site Area	10100
Gross External Site Area	7460
Gross Building Area	4300

Site (Map Reference 3): Former King Fahad Academy

2.2 0ption 1

Re-decoration/ Re-furbishment of existing school building	Area Check (m^2) **4FE** School	BB99 for **4FE** (m^2)
Gross Area of Building	2600 GF+1700 Upper Floors	4200 (3000+1140 [nom])
Net External Amenity Area	5760	5160
External Circulation/ Service Area	1700 [nom]	1650 [nom]
Overall External (Site) Area	(7460)	(6810 min)
Overall Site Area (for school)	10100 [nom as existing]	9810 [nom]
Overall Site (existing) Area	10100 [nom]	
Potential Surplus Area (over BB99 min)	290 – 500 [nom]	
Note: There is scope for using the surplus area for housing/ community or other uses. This is likely to be subject to stringent Planning Constraints given the context of a listed building.		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Proposals Assessment

3.1 Using the existing building as a 4FE school (and develop some of the site for other uses)

This proposal involves making use of the site to create a school facility, and leave a surplus area for development of other uses.

- The gross area of the building is in line with BB99 recommendations in terms in terms of the overall area for a 4FE school
- Access to the building, parking and service areas are generally as current provision, which can be adapted to suit the site use.

Advantages:

- Comparatively short programme; the building is a former school
- Meets and exceeds BB99 recommendations
- No de-canting required
- Valuable surplus site area can support other uses and generate income

Disadvantages:

- Programme needs to account for possible protracted consultation (Planners/ Public/ Inter-departmental/ Private Organisations) period to synthesise proposals
- Re-modelling and/ or extending the existing building needs to take account of the constraints of work to a listed building (this affects programme and works proposals)

Site (Map Reference 3): Former King Fahad Academy

4.0 Indicative Costs

Option 1 – Re-furbishment/ re-modelling Excluding lease or purchase costs	£8,093,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

It is recommended that a more detailed feasibility study is carried out, to establish the extent of re-furbishment or re-modelling required. This is currently considered a suitable site, subject to any possible lease negotiations with the owners.

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Site (Map Reference 4): Viking Community Centre and Primary School, Northolt

1. Executive Summary

The purpose of this report is to recommend whether the Viking Community Centre and Primary School site, could be considered for a pupil places expansion project.

The site of 11500m2 is bounded by The Parkway to the East and suburban housing and streets in the other directions.

An initial analysis of the areas and characteristics of the site indicates that it should be feasible to locate a new build 4FE school (existing buildings to be demolished)

A feasibility study carried out last year indicated that the school could be expanded from 1FE to 2FE by extending and re-modelling. No further assessment related to this potential option is included in this report.

Therefore, this site would be suitable for a 2FE expansion or complete development of a 4FE primary school. This is a strong candidate site.

2. Site Data

2.1 Existing Site

Viking Community Centre/ School	Existing (m^2)	BB99 (m^2) 4FE
Total Site Area	11500	9810 [nom]
Net Site Area	7900	5160
External Circulation/ service area	1800	1540 - 2880
Gross Building Area	1800	4200

2.2 Option: 4FE

New-Build 4FE	Proposed (m^2)	BB99 (m^2) 4FE
Gross Area of Building	3150 GF + 1050 1st Fl	4200
Net External Amenity Area	5160	5160
External Circulation/ Service Area	1800 [nom]	1650 [nom]
Overall (likely) external Area	(6960)	6700 - 8040
Overall Site (projected) Area	10100 [nom]	9810 [nom]
Note: There is a potential surplus of over 1600m2 (over min BB99 area recommendation) which could support other uses (by reference to Planning Policies)		

Site (Map Reference 4): Viking Community Centre and Primary School, Northolt

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Proposals Assessment

3.1 Option 1: New-Build 4FE

This proposal involves the demolition of the existing buildings, and replacing with a purpose built new school.

- The gross area of the new building has been kept in line with BB99 recommendations in terms of the overall area for a 4FE school
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space exceeds the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures.
- De-canting required
- Area potential open metropolitan land and nature reserve may place constraints with regard to building expansion.

3.2 Option 2: Expansion to 2FE (New-Build Extension)

A feasibility study has been carried out to assess this option. The proposal involves a new-build extension to the existing school at the northern end of the site.

- The gross area of the new building and amenity spaces is generally in line with BB99 guidelines

Advantages

- Provides a cost effective solution for school expansion
- De-canting not required

Disadvantages

- Does not exploit the full development of the site (if expansion over 2FE required)

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Site (Map Reference 4): Viking Community Centre and Primary School, Northolt

4.0 Indicative Costs

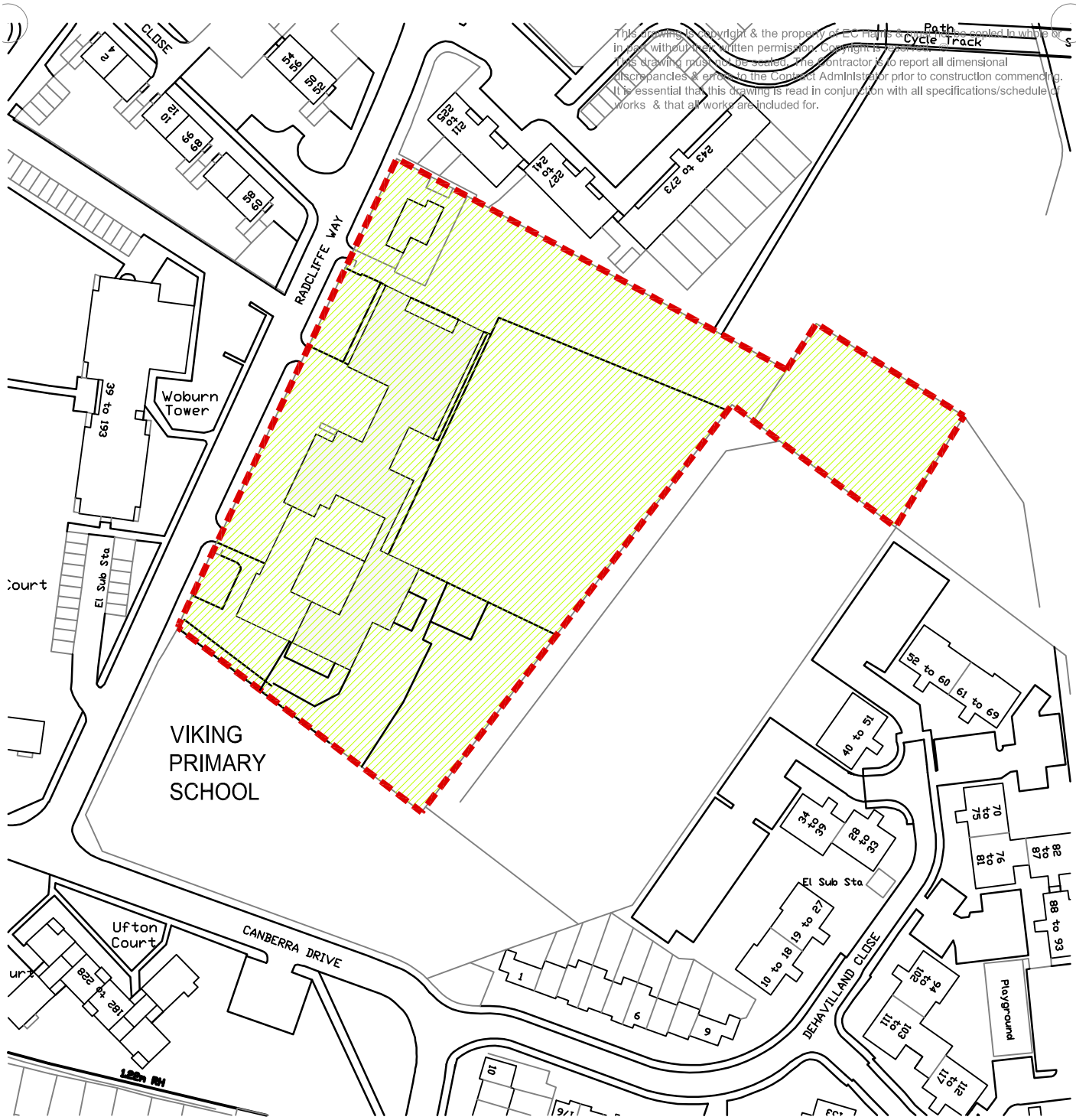
Option 1 – New 4FE	£15,224,000
Option 2 – Re-model and New extension; Expansion to 2FE	£6,211,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

The option for 4FE merits further investigation by conducting more detailed feasibility studies, if expansion of that magnitude is required in this locality.

The site is suitable for a 2FE expansion also. Therefore, it is a strong candidate site.



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Site (Map Reference 5): Ealing Central Sports Ground

1. Executive Summary

The purpose of this report is to recommend whether the site at Ealing Sports Ground, could be considered for a pupil places expansion project.

The site of approximately 7150m2 is accessed from Colwyn Avenue which leads to an extensive carpark, with a hard surfaced play area (MUGA) surrounded by sports fields to one side, and the existing (sports pavilion) buildings to the other. There is a children's playground that is segregated from further playing fields to the north. The urban context is that of suburban housing and Metropolitan Open Land.

An initial analysis of the areas and characteristics of the site indicates that it should be feasible to locate a new build 1FE school – this could be accommodated within the (designated) site area and planning parameters

Another possible option is to provide a new-build 2FE school – the viability of this proposal is dependant on negotiations on Planning Policy related to development within/ in proximity to sites designated as Metropolitan Open Land.

The option of re-modelling the existing building and adding a 450m2 extension may be viable. An estimate of the cost associated with this option is included with this report. However, no further assessment has been carried out due to concerns about suitability of the pavilion building for conversion.

- 1FE school is contained within the designated site area/ footprint
- 2FE school requires negotiations with regard to Planning Policy

2. Site Data

2.1 Existing Site

Designated Site	Existing (m^2)
Total Site Area	7150
Net Site Area	-
External Circulation/ service area	-
Gross External Area	5950
Gross Building Area (footprint)	1200

Site (Map Reference 5): Ealing Central Sports Ground

2.2 Option 1: 1FE

New-Build 1FE	Proposed (m^2)	BB99 (m^2) 1FE
Gross Area of Building	1306	1306
Net External Amenity Area	2650	2650
External Circulation/ Service Area	910 [nom]	910 [nom]
Overall (likely) external Area	(3560)	3550 - 4260
Overall Site (projected) Area	4866 [nom] [2284 potential surplus]	4866 [nom]
Note: There is scope for adding nursery accommodation / Reception Classes and Adult Learning/ Community facility areas/ increasing external play areas		

2.3 Option 2: 2FE

New-Build 2FE	Proposed (m^2)	BB99 (m^2) 2FE
Gross Area of Building	1650 GF + 600 1st Fl	2250 (1650+600)
Net External Amenity Area	3480	3480
External Circulation/ Service Area	1200 [nom]	1200 [nom]
Overall (likely) external Area	(4680)	4680 - 5670
Overall Site (projected) Area	6330 [nom] [potential surplus]	6330 [nom]
Note: This option exceeds current building(s) footprint by 450m2; therefore, this option dependant on negotiating planning policy/ guidelines on development within/ adjacent to metropolitan open land		

Note: The above existing areas have been visually extrapolated from google maps. All areas subject to further verification. The data represents the current best estimate and will be subject to a margin of error.

3.0 Proposals Assessment

3.1 Option 1: New-Build 1FE

This proposal involves the demolition of the existing buildings, and replacing with a purpose built new school.

- The gross area of the new building has been kept in line with BB99 guidance
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space exceeds the BB99 recommendations

Site (Map Reference 5): Ealing Central Sports Ground

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution
- No de-canting required

Disadvantages:

- Programme time needs to make allowance for progression of consultation procedures.

3.2 Option 2: New-Build 2FE

This proposal involves the demolition of the existing buildings, and replacing with a purpose built new school.

- The gross area of the new building has been kept in line with BB99 guidance
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space exceeds BB99 recommendations

Advantages:

- Exploits the development potential of the site – intensifies use for school accommodation; provides opportunities to add further functions.
- Design can be optimised for internal and external circulation and service areas to function well; this should result in a cost effective solution (particularly as external play areas are provided on adjacent site)
- No de-canting required

Disadvantages:

- Programme time needs to make allowance for progression of consultation procedures.
- Increased footprint impacts on Planning Policy as the site is Metropolitan Open Land – there may repercussions on programme.

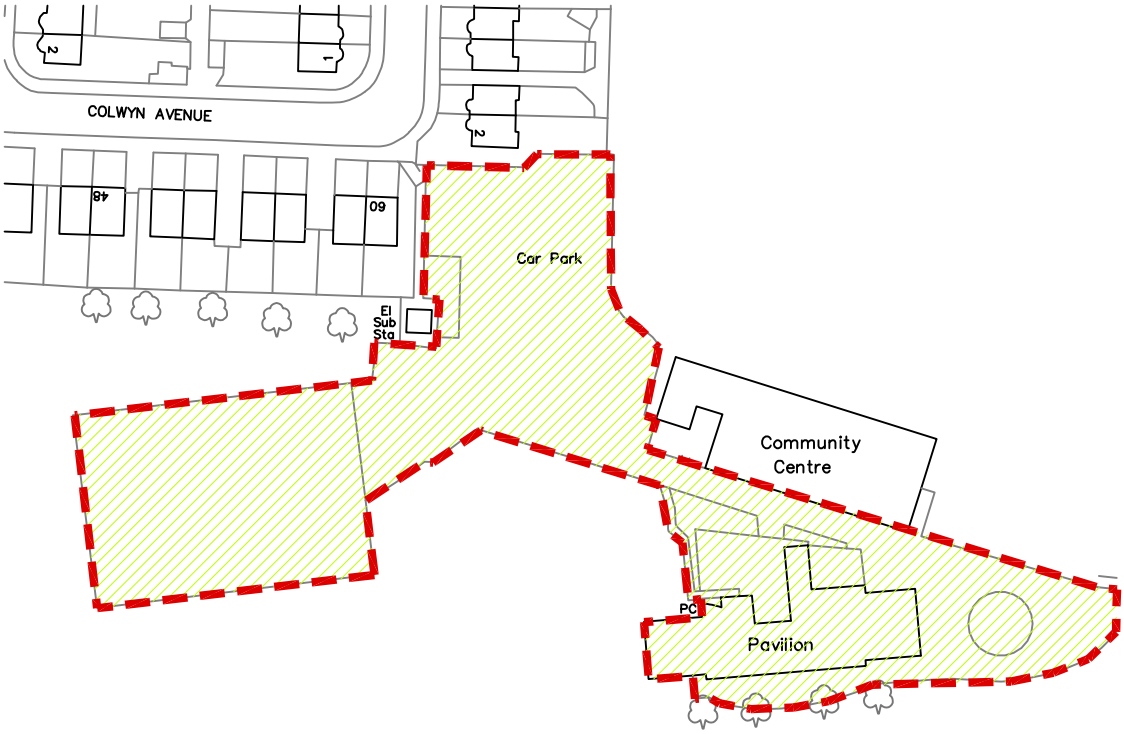
4.0 Indicative Costs

Option 1 – New 1FE School	£4,590,000
Option 2 – New 2FE School	£7,585,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

Options 1 merits further investigation by conducting more detailed feasibility studies. Option 2 may be feasible, subject to discussions with the Planning Department



Ealing Central Sports Ground

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Site (Map Reference 6): 301 Ruislip Road and vacant land from Greenford High School

1. Executive Summary

The purpose of this report is to recommend whether the site at 301 Ruislip Road, could be considered further for a pupil places expansion project.

The 'L' shaped site at 301 Ruislip Road is approximately 3900m2; the adjacent (portion of vacant site) from the former Greenford High School is 3820m2. The total site area of 7200m2 has access and frontage to Ruislip Road to the North, and further access via a service road off Lady Margaret Road to the West. The North-West corner accommodates a Government Building with a 1320m2 footprint. The urban context is that of suburban housing to the West, open land to the East, with the new-build academy building and playing areas to the South.

An initial analysis of the areas, characteristics of the site and options appraisals was examined:

- Option 1: Re-modelling the existing building (to provide a 1FE school) or construct a new-build 1FE school – this option is feasible in terms of building areas, however, there is a shortfall in external areas. The re-modelling option is subject to establishing suitability of existing building for conversion.
- Option 2: Demolishing the existing building and providing a new purpose built 2FE primary school over the combined site – meets BB99 guidelines; optimises the use of the site.
- Option 3: Demolishing the existing building and providing a new purpose built 3FE primary school over the combined site – not considered viable as there is considerable shortfall (820m2) in external amenity areas.

Following assessment of each of the above options, it is recommended that the most efficient use of this site is for the provision of a 2FE school over the combined site (option 2).

2. Site Data

2.1 Existing Site

301 Ruislip Road and Greenford High	Existing (m^2)
Total Site Area (3900+3820)	7200-7255
Site Area 301 Ruislip Road	3900 [nom]
Site Area vacant land from Greenford High School	3820 [nom]
Net Site Area	5200 (nominal)
External Circulation/ service area	700 (nominal)
Gross Building Area (government building at 301 Ruislip Road)	1320 GF+320 1st Fl

Site (Map Reference 6): 301 Ruislip Road and vacant land from Greenford High School

2.2 Option 1 - 301 Ruislip Road site only

	Re-Model Existing Building	**New-Build 1FE**	BB99 (m^2) (1FE no nursery)
Gross Area of Building	1640	980 (GF)+326 (1st fl)	1306
Net External Amenity Area	1880	2650	2650
External Circulation/ Service Area	700	910	910 [nom]
Overall (likely) external Area	(2580)	3560	(3560)
Overall Site (projected) Area	3900 [nom]	4540	4866 [nom]
Note: There is shortfall in both external amenity and service areas for above option(s)			

2.3 Option 2 - Combined site (301 Ruislip Road and the adjacent Greenford High School site)

New-Build 2FE	Proposed (m^2)	BB99 (m^2) (2FE no nursery)
Gross Area of Building	1650 GF+ 600 1st Fl	2250
Net External Amenity Area	4350	3480
External Circulation/ Service Area	1200 [nom]	1200 [nom]
Overall (likely) external Area	(5550)	(4680)
Overall Site (projected) Area	7200 [nom]	6330
Note: There is a potential surplus of 870m2 in the site area. There is scope for adding nursery accommodation (>50FTE) / or (limited) Community facility areas (at additional cost)		

Site (Map Reference 6): 301 Ruislip Road and vacant land from Greenford High School

2.4 Option 3 - Combined site (301 Ruislip Road and the adjacent Greenford High School site)

New-Build 3FE	Proposed (m^2)	BB99 (m^2) 3FE
Gross Area of Building	2350 GF + 850 1st Fl	3200
Net External Amenity Area	3450 (shortfall: 870)	4320
External Circulation/ Service Area	1400 [nom]	1400 [nom]
Overall (likely) external Area	(4850)	(5650)
Overall Site (projected) Area	7200 [nom]	8000 - 8070
Note: There is a shortfall in the external amenity area – this option viable subject to negotiation with adjoining sports centre and academy to share facilities		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Proposals Assessment

3.1 Option 1: Re-model Existing Building or New-Build 1FE (at 301 Ruislip Road Site only)

This proposal involves making use of the existing building to create a 1FE school or alternatively provision of a new-build 1FE school.

- The gross area of the building is in line with (exceeds) BB99 recommendations in terms of the overall area for a 1FE school
- Access to the building, parking and service areas are generally as current provision, which can be adapted to suit the new function.

Advantages:

- Comparatively short programme in the case of re-modelling option

Disadvantages:

- Re-Modelling could adversely affect optimum spatial planning and functionality. Existing building may not be suited
- Condition and alteration works have not been assessed
- New-build option would optimise functionality
- There is a shortfall in external amenity and service areas

Site (Map Reference 6): 301 Ruislip Road and vacant land from Greenford High School

3.2 Option 2: New-Build 2FE (combined 301 Ruislip Road and Greenford High School sites)

This proposal involves the demolition of the existing office building, and replacing it with a purpose built new school over the combined site.

- The gross area of the new building has been kept in line with BB99 recommendations in terms in terms of the overall area for a 2FE school
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space exceeds the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution
- No de-canting required

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures.

3.3 Option 3: New-Build 3FE – no further assessment

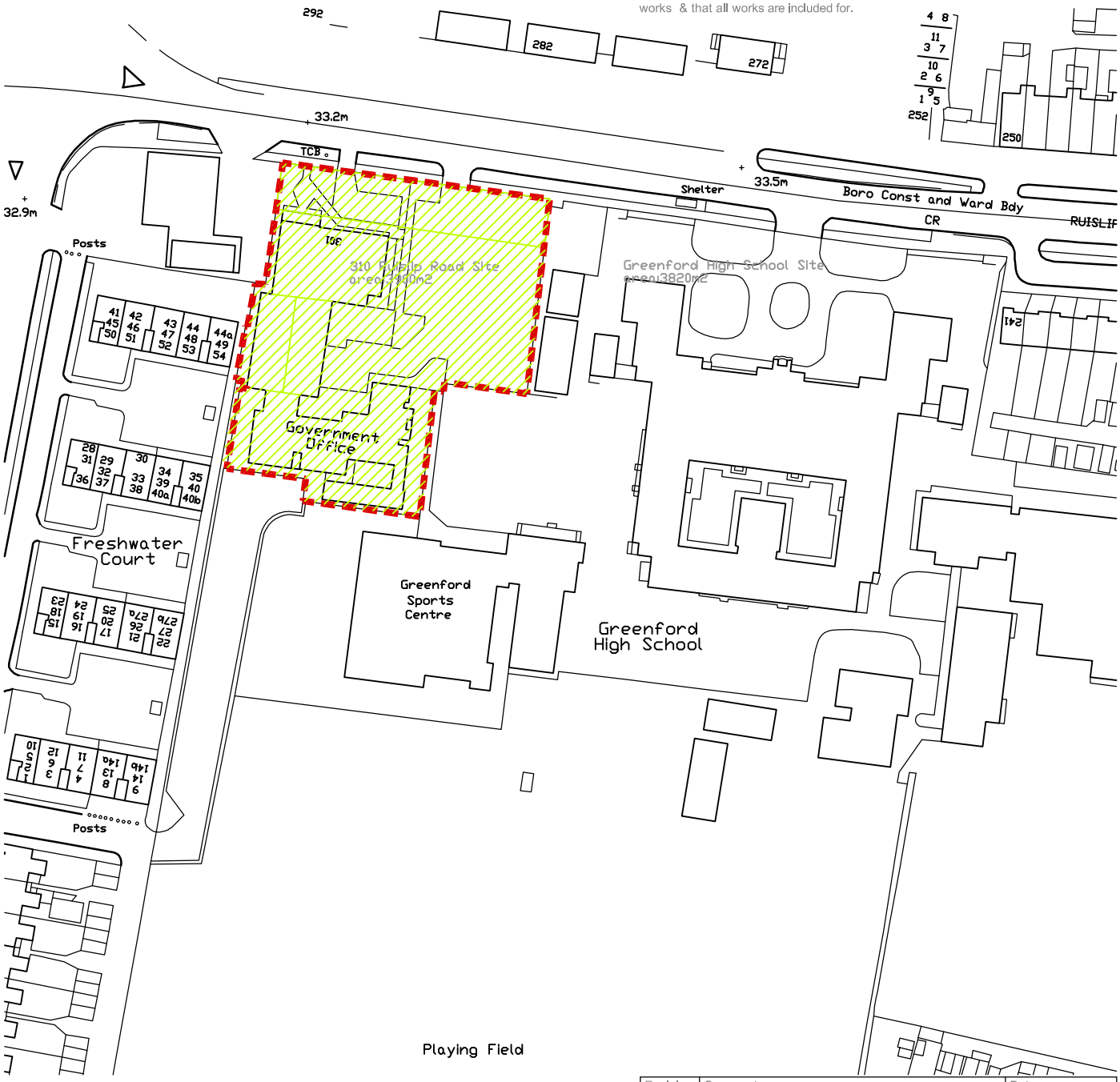
4.0 Indicative Costs

Option 1 – Re-Model 1FE	£3,829,000
New 1FE	£4,402,000
Option 2 – New 2FE	£7,652,000
Option 3 – New 3FE	£10,625,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

Option 2 (new 2FE) on the combined site is the most feasible proposal with regard to BB99 guidelines, however, option 1 (new 1FE) on the 301 Ruislip Road site may be feasible if a design proposal is put forward on a potentially tight site that utilises a multi-storey solution, and has reduced external play areas.
Further investigation by will be required to assess if this option is feasible.



Revisions	Comments	Dates
Client: London Borough of Ealing		Date: sep 2010
		Drawn
Project title: Site Selection for Primary Schools		Approved
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Drawing title: Site: 301 RUISLIP ROAD		Job No.
		Dwg. No.

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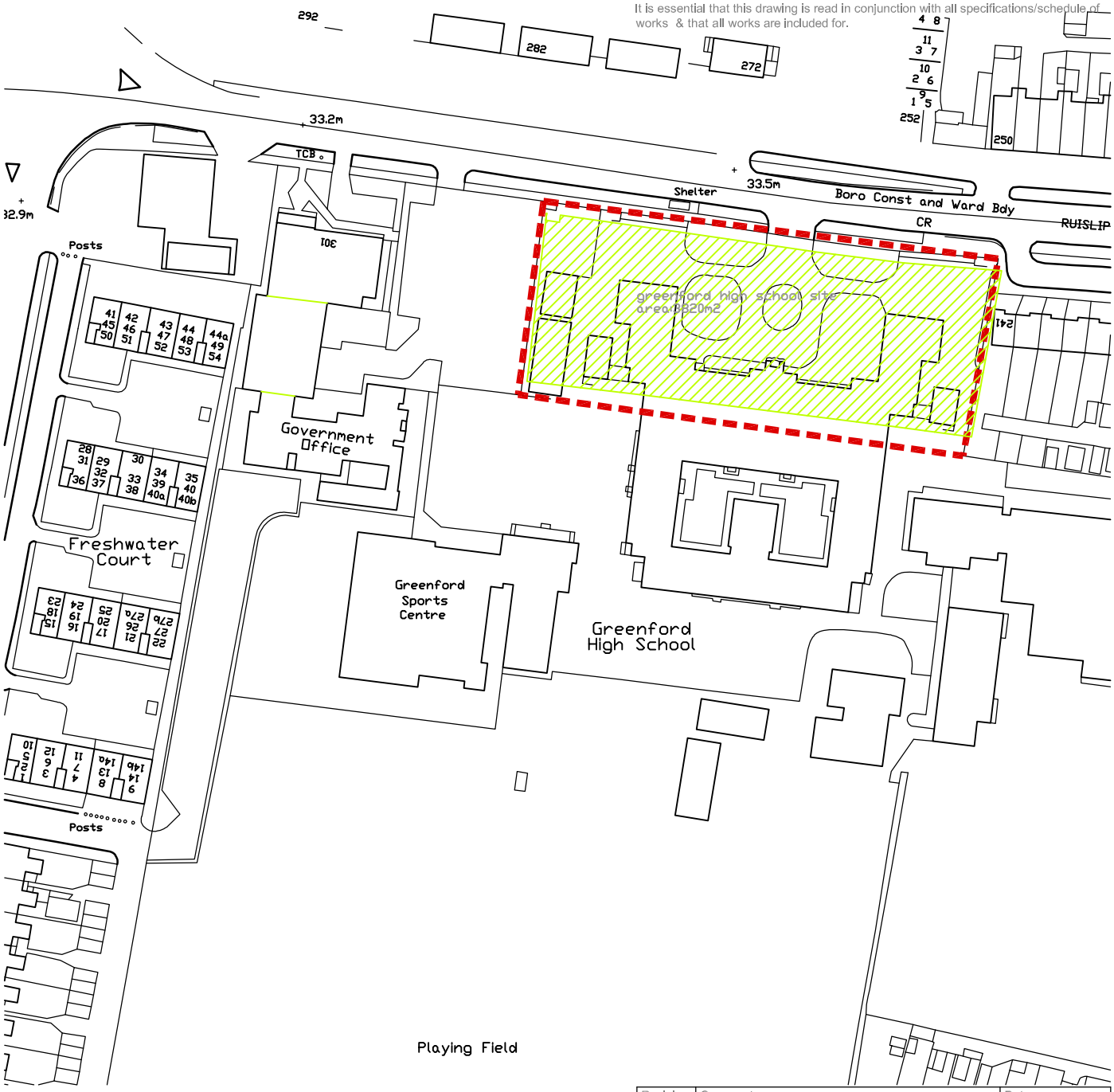

Revisions	Comments	Dates
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Site (Map Reference 7): Glaxo Sports Ground, Greenford

1. Executive Summary

The purpose of this report is to recommend whether the Glaxo Sports Ground site, could be considered for a pupil places expansion project.

The site of approximately 53,000m2 is part of the Glaxo Sports Ground acquired by Ealing Council for the purpose of building a new secondary school. The site is part of Metropolitan Green Belt and Metropolitan Open Space. There are good road and public transport links to the site.

A Planning Brief was prepared (by others) in December 2008. The secondary school development brief proposed using the adjacent playing fields to address any shortfall in amenity areas.

This site could support the provision of a new-build primary school - the size depends on the proposed size of the secondary school; which may need revision. There may be constraints on building(s) footprint arising out of Planning Policy.

An initial analysis of the areas and characteristics of the site were examined – this site would support school provision; size dependant on size of secondary school.

2. Site Data

2.1 Existing Site

Glaxo Sports Ground	Existing (m^2)
Total Site Area	53,000
Net Site Area	-
External Circulation/ service area	1600 [approximate]
Gross Building Area (hostel)	1685

2.2 Option – New-Build School (4FE example)

Data for New-Build 4FE	Proposed (m^2)	BB99 (m^2) 4FE
Gross Area of Building	As BB99 4FE	4200 (GF 2600 - 3000 + 1st FL 1200 - 1600)
Net External Amenity Area	As Above	5160
External Circulation/ Service Area	As Above	1650 [nom]
Overall external Area	As Above	6810
Overall Site (projected) Area	As Above	9410 - 9810
Note: Site characteristics and areas are an estimate, and have been ascertained by visual reference to Google Maps. The data represents the current best estimate and will be subject to a margin of error.		

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Site (Map Reference 7): Glaxo Sports Ground, Greenford

3.0 Proposals Assessment

3.1 Option for New-Build (Primary) School

This proposal involves the demolition of the existing buildings, and replacing them with a purpose built new primary school (possibly in addition to the proposed secondary school).

- The gross area of the new buildings is in line with BB99 recommendations.
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space meets the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to add to the school provision (already) proposed.
- Good connectivity (vehicular/ pedestrian and public transport).
- No de-canting required

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures (for example re-development of the Planning Brief).
- The viability of this proposal is much dependant on negotiating current Planning Constraints on development of such sites (Metropolitan Open Space/ Green Belt)

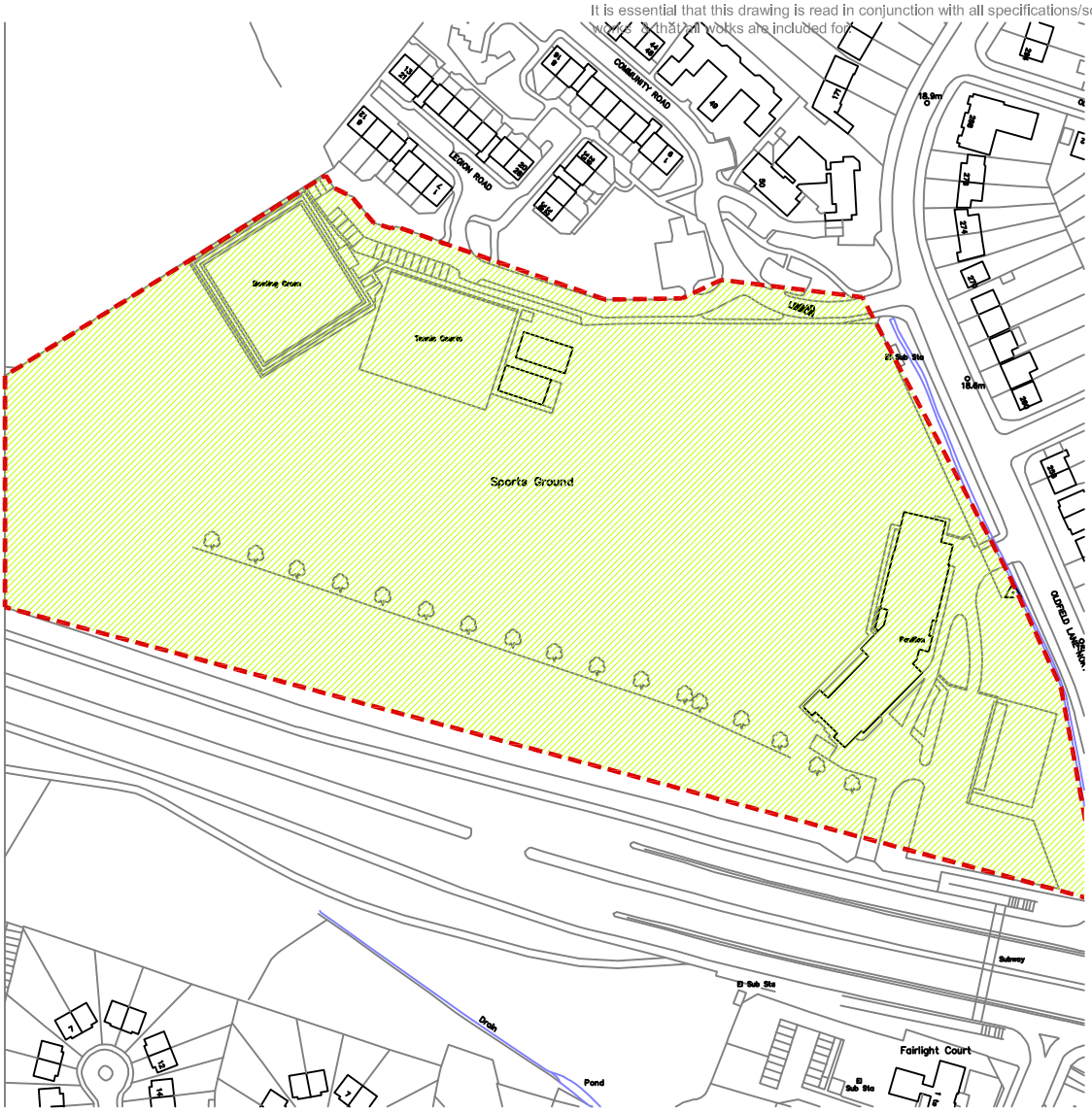
4.0 Indicative Costs

Option 1 – New 1FE	£4,402,000
Option 2 – New 2FE	£7,555,000
Option 3 – New 3FE	£10,660,000
Option 4 – New 4FE	£13,885,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

All options could be feasible subject to the other development proposed on the site. Further investigation by conducting more detailed feasibility studies is recommended when the scope of the works is known.



Revisions	Comments	Dates
Client: London Borough of Ealing		Date: OCT 2010
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Drawing title: Site: FORMER GLAXO SPORTS GROUND		Job No.
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Site (Map Reference 8): Priory Community Centre, Acton

1. Executive Summary

The Priory Community Centre is located in Acton and currently facilitates a number of community services and a nursery. The building is in Victorian style, although is not listed nor in a conservation area. The site is tied into the Town Hall redevelopment and there may be complexities with respect to utilisation for pupil places.

- The existing building is sufficiently large to accommodate a 1FE primary.
- However, the external areas will not meet BB99 guidelines for a 1FE primary and therefore the only viable option for a primary school is to demolish and re-build.
- A demolition and rebuild proposal is likely to require a roof terrace to supplement the external areas. This proposal and that to demolish the Victorian style building will require consultation with planners.
- Due to the limited available external areas, the proposals do not include a nursery on site.
- It may be able to incorporate a small community facility of approximately 150m^2 on the first floor of the new building, subject to the requirements of the Council.
- A MUGA should be provided to supplement external areas and additional off-site provision will be required to comply with the minimum areas for team game playing fields.

The site area is approximately 3855m$^{2.}$

2. Site Data

Priory Community Centre	**BB99 (1FE) m2**	**Existing m2**	**Proposed m2**
Option 1: Existing Building			
Likely Minimum Site Area	4866	3855	n/a
Net Area (nominal)	2650	2078	n/a
Likely Gross Area of Building	1306	1700	n/a
Option 2: 1FE New-Build[1]			
Likely Minimum Site Area	4866	as above	4240 (min)
Net Area	2650	as above	2650
Likely Gross Area of Building	1306	as above	1306 (GF 980 + 1st FL 326)

[1] Excludes nursery or community facility. An alternative option for a 2FE infants may also be viable.

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Site (Map Reference 8): Priory Community Centre, Acton

3. Proposals Assessment

3.1 Option 1: 1FE primary – Remodelling / Refurbishment

The existing building is able to accommodate a 1FE primary school with upgrading works. However, the external areas will not meet BB99 guidelines and therefore this proposal is not recommended for further consideration.

3.2 Option 2: 1FE New-Build

The existing building is demolished and replaced with a new purpose built building to meet BB99 guidelines and maximise external areas. The viability of this option is subject to inclusion of a roof terrace. Further options to rebuild as a 2FE infants, and incorporation of nursery and community facility could be considered at later design stages.

Advantages

- Meets BB99 internal areas
- Meets BB99 external areas (borderline - confined site)
- Good location / access
- Could incorporate community facility in first floor accommodation

Disadvantages

- Links with Town Hall redevelopment – capital receipt of this site is required to fund the Town Hall Regeneration
- Relocation of majority of community facilities would be required. Current plan is to relocate in 2014 to new facilities in the Town Hall. If required earlier for school use temporary accommodation for community facilities would need to be found.

4.0 Indicative Costs

Option 1 –1FE re-model/ re-furbish	£3,790,000
Option 2 – 1FE new-build	£5,250,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

The site is suitable for 1FE primary school (albeit with a shortfall in external area), either re-model/ re-furbish or new-build. New-build is considered the preferred option at this stage of assessment. However, impact on Acton Town Hall re-development will need further consideration as the site had been previously earmarked for disposal to generate capital receipts.

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Site (Map Reference 9): Vacated Land from Greenford High School Site Development

1. Executive Summary

The purpose of this report is to recommend whether the site which formed part of Greenford High School, could be considered for a pupil places expansion project.

The site of 3820m2 has access and frontage to Ruislip Road to the North. The urban context is that of suburban housing to the West, open land to the East, with the new-build academy building and playing areas to the South.

The land has been vacated through the development of Greenford High School PFI project.

An initial analysis of the areas and characteristics of the site indicates that it should be feasible to locate a new build 1FE school; however there are shortfalls in provision of the external amenity areas (play, habitat and float) recommended in BB99.

The shortfall in external amenity areas is 710m2 for a 1FE school. The adjacent Academy Building (which has 2880m2 of MUGA provision) could provide the required play space, subject to negotiation on time demands and agreement on costs.

The above options are (only) viable if play space constraints are satisfactorily resolved.

No further assessment is included in this report.

Note: this site is adjacent 301 Ruislip Road. Reference should be made to the report for that site (which has been included in this study). An expansion programme is feasible if considered on the combining of both sites together.

2. Site Data

2.1 Existing Site and 1FE example

Greenford High School Site	Existing (m^2)	BB99 (m^2) 1FE
Total Site Area	3820 (shortfall 720)	4540 (to 4866)
Net Site Area	2000 (shortfall)	2650
External Circulation/ service area	840 (shortfall)	910 [nom]
Gross Building Area	1306 (980GF+326 1stfl)	1306 (980GF+326 1stfl)

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

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Site (Map Reference 9): Vacated Land from Greenford High School Site Development

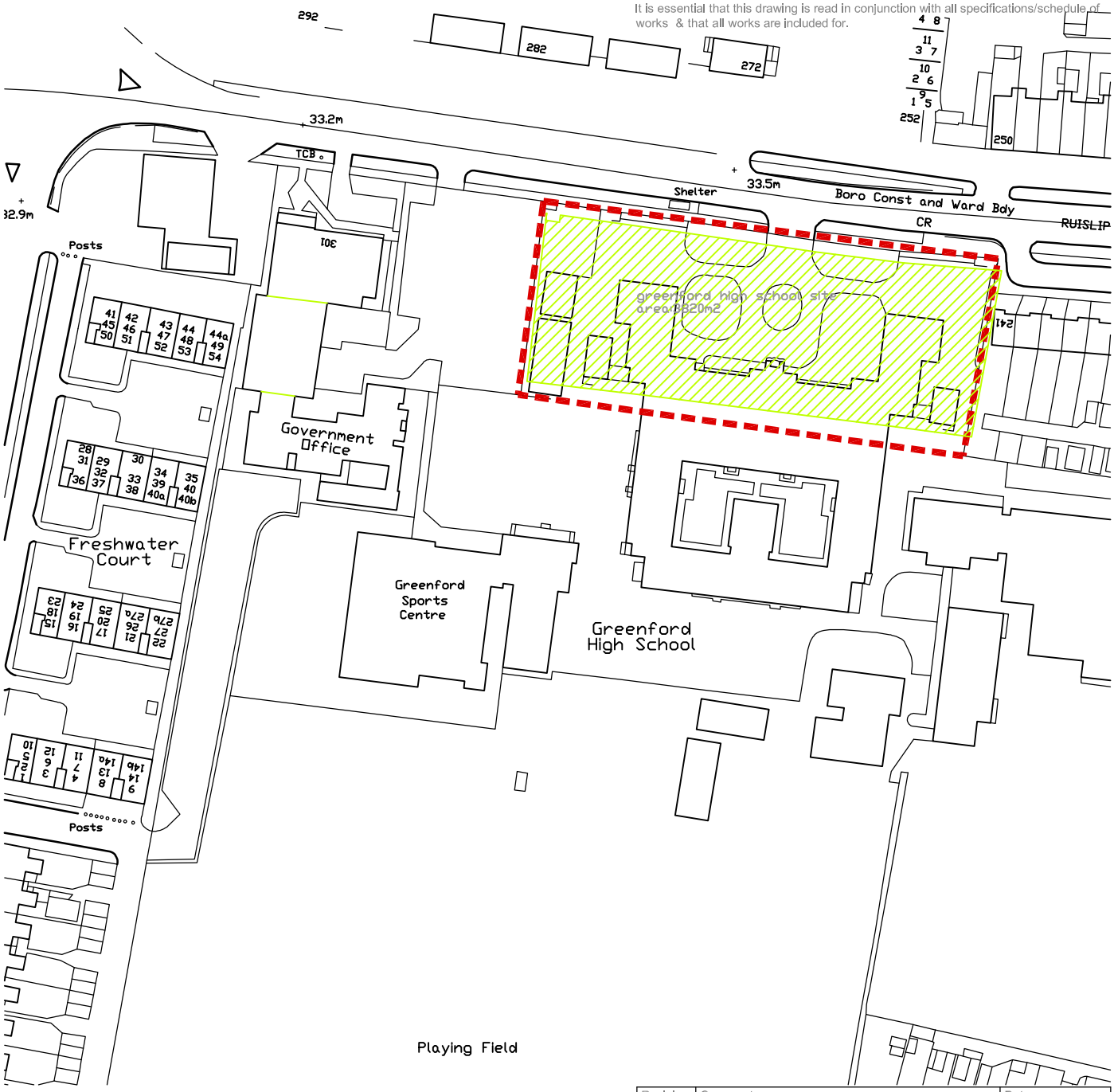
3.0 Indicative Costs

1FE New-Build	£4,280,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

4.0 Conclusion

The site is very constrained in size, but could provide space for a 1FE primary school of a multi-storey building solution. Also, consideration could be given to utilising, through agreement, the adjacent secondary school's outdoor spaces.
Further investigation will be required to assess the viability of the option.



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Site (Map Reference 10): Roslin Road/ Stirling Road Industrial Estate

1. Executive Summary

The purpose of this report is to recommend whether the site at Roslin Road, could be considered for a pupil places expansion project.

The site of 11800m2 is bounded by Roslin Road to the north and Stirling Road to the West and South; from which there is good access. To the east are various works buildings and light industrial units.

An initial analysis of the areas and characteristics of the site indicates that it should be feasible to locate a new build 4FE school – this could be accommodated within the site south of Roslin Road (regardless of the re-location of the waste and recycling centre).

- It is recommended that the waste and recycling centre is re-located to the site north of Roslin Road (as using this area to provide school facilities would compromise security/ health and safety). The area vacated by the waste and recycling centre could be used for provision of Nursery or Community facilities.
- The current use of site presents increased risks related to contaminated land
- It may be possible to develop the site in phases (not assessed further in this report) – by converting the existing adult training centre into a 2FE school and adding a new-build two storey (2FE school) building elsewhere on the site.

2. Site Data

2.1 Existing Site

Roslin Road	Existing (m^2)
Total Site Area	11800
Total Site Area to South of Roslin Road	10100
Net Site Area	6680
External Circulation/ service area	Inc above
Gross Building Area	5120

Site (Map Reference 10): Roslin Road/ Stirling Road Industrial Estate

2.2 Option 1: 4FE

New-Build 4FE	Proposed (m^2)	BB99 (m^2) (4FE no nursery)
Gross Area of Building	3000 GF + 1200 1st Fl	4238
Net External Amenity Area	5160	5160
External Circulation/ Service Area	1700 [nom]	1650 [nom]
Overall (likely) external Area	(6860)	6700 - 8040
Overall Site (projected) Area	9860 [nom]	9810 [nom]
Note: There is scope for adding nursery accommodation / Reception Classes and Adult Learning/ Community facility areas/ increasing external play areas		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Proposals Assessment

3.1 Option 1: New-Build 4FE

This proposal involves the demolition of the existing buildings, and replacing with a purpose built new school.

- The gross area of the new building has been kept in line with BB99 recommendations in terms of the overall area for a 4FE school
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space exceeds the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution
- No de-canting required

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures.

3.2 Option 2: Re-model Existing Buildings/ New- Build Addition as a phased development – not assessed further

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Site (Map Reference 10): Roslin Road/ Stirling Road Industrial Estate

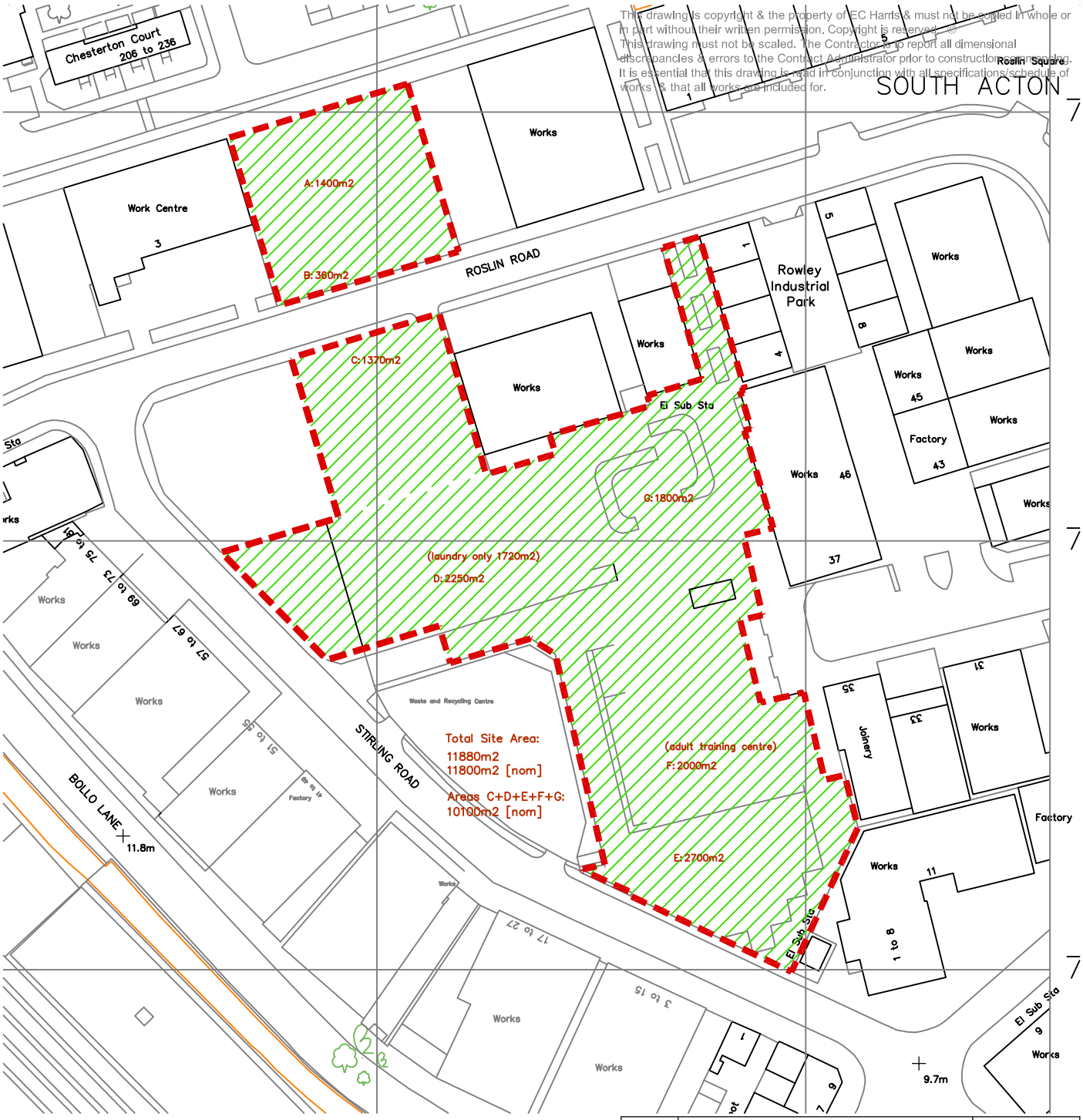
4.0 Indicative Costs

Option 1 – New 4FE	£14,538,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

Options for up to 4FE primary school could be located on this site. Also, it is possible to phase the school provision.
Further investigation by conducting more detailed feasibility studies is recommended when the scope of the works is known.
It is possible to resolve the mix of educational and industrial uses through re-location (of the recycling and waste centre, for example) to ensure optimum urban functionality.



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Site (Map Reference 11): Former Barclays Sports Ground, Ealing, Park View Road

1. Executive Summary

The purpose of this report is to recommend whether the site at the former Barclay Sports Ground, could be considered for a pupil places expansion project.

The site of 5600m2 is accessed from Park View Road to the west; it is surrounded by playing areas in other directions which include tennis courts and an all weather pitch.

There are good road and public transport links. The site is designated as 'Metropolitan Open Land'; furthermore, acquisition will be required (freehold/ leasehold) – these constraints are likely to extend the development programme.

An initial analysis of the areas and characteristics of the site indicates that it should be feasible to locate a new build 1FE school – this could be accommodated within the (designated) building footprint area. Use of existing building has not been considered at this stage as detailed surveys will be required to determine its suitability for conversion.

- 1FE school is contained within the designated site area
- Viability of larger (2FE +) primary provision has not been considered as this would exceed the existing building footprint and unlikely to receive planning approval

2. Site Data

2.1 Existing Site

Designated Site	Existing (m^2)
Total Site Area	5600
Net Site Area	-
External Circulation/ service area	-
Gross External Area	3525
Gross Building Area (footprint)	2075

Site (Map Reference 11): Former Barclays Sports Ground, Ealing, Park View Road

2.2 Option 1: 1FE

New-Build 1FE	Proposed (m^2)	BB99 (m^2) 1FE
Gross Area of Building	980 GF + 326 1st Fl	1306
Net External Amenity Area	2650	2650
External Circulation/ Service Area	910 [nom]	910 [nom]
Overall (likely) external Area	(3560)	3560 - 4260
Overall Site (projected) Area	4540 [nom] [1070 surplus]	4866 [nom]
Note: There is scope for adding nursery accommodation / Reception Classes and Adult Learning/ Community facility areas/ increasing external play areas		

Note: The above existing areas have been visually extrapolated from google maps. All areas subject to further verification The data represents the current best estimate and will be subject to a margin of error.

3.0 Proposals Assessment

3.1 Option 1: New-Build 1FE

This proposal involves the demolition of the existing buildings, and replacing with a purpose built new school.

- The gross area of the new building has been kept in line with BB99 guidelines in terms of the overall area for a 1FE school
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space exceeds the BB99 guidelines

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution
- No de-canting required

Disadvantages:

- Would require change of use (Planning). Existing sports facilities would lose their changing facilities. Building on open space is not a preferred option for the Authority.

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Site (Map Reference 11): Former Barclays Sports Ground, Ealing, Park View Road

4.0 Indicative Costs

Option 1 – New 1FE £4,623,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

Due to the constraints of planning and ownership, and that the site is mainly open space, it is considered that this site would not present a suitable short to medium term option.

Revisions	Comments	Dates
Client: London Borough of Ealing		Date: OCT 2010
		Drawn: PT
Project title: Site Selection for Primary Schools		Approved
		Scale: 1:250@A4
Drawing title: Site: FORMER BARCLAYS SPORTS GROUND, EALING, PARK VIEW ROAD		Job No.
		Dwg. No.

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Site (Map Reference 12): Former B&Q Site

1. Executive Summary

The purpose of this report is to recommend whether the former B&Q site at Northolt could be considered for a pupil places expansion project.

The site of 8,400m2 is adjacent the Westway (to the south), beyond which (linked by a pedestrian bridge) is a mix of open green space and suburban housing. There is suburban scale housing to the east, and Industrial units to the west.

An initial analysis of the areas and characteristics of the site indicates that it should be feasible to locate a 3FE school here – this could be accommodated by re-modelling the existing buildings or by providing a new-build solution.

Note that there are listed buildings to the front of the site (grading not known at this stage) – development would require listed building consent. Also, change of use issues will need to be resolved with regards to Planning Approval.

The site location presents difficulties with regard to access – this is likely to have implications on traffic management if a school is to be developed on this site.

2. Site Data

2.1 Existing Site

Former B&Q Site	Existing (m^2)
Total Site Area	8400
Area of Main Building	2625
Area of Secondary (listed) Buildings	420
Gross Site Area	5355
External Circulation/ service area	Inc above
Shortfall in External Area (with ref BB99 Guideline)	365

Site (Map Reference 12): Former B&Q Site

2.2 Option 1: 3FE (re-modelling)

Re-model existing buildings	Proposed (m^2)	BB99 (m^2) 3FE
(Reduce) Area of Existing Main Building	2260	-
(Add) Mezzanine to Existing Main Building	520	-
Re-furbish Listed Buildings	420	-
Total Building Area	3200	3200 (2350 GF+850 1st FL)
Net External Amenity Area	4320	4320
External Circulation/ Service Area	1400 [nom]	1400 [nom]
Overall (likely) external Area	5720	5720
Overall Site (projected) Area	8400 [nom]	8070 [nom minimum]

2.3 Option 2 : 3FE New-Build

New-Build	Proposed (m^2)	BB99 (m^2) 3FE
Area of Ground Floor	2200	-
Area of First Floor	580	-
Re-furbish Listed Buildings	420	-
Total Building Area	3200	3200 (2350 GF+850 1st FL)
Net External Amenity Area	4380	4320
External Circulation/ Service Area	1400 [nom]	1400 [nom]
Overall (likely) external Area	5720	5720
Overall Site (projected) Area	8400 [nom]	8070 [nom minimum]
Note: Above example is based on the assumption that the listed buildings are retained.		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

Site (Map Reference 12): Former B&Q Site

3.0 Proposals Assessment

3.1 Option 1: Re-model Existing Buildings

This proposal involves re-modelling of the existing buildings, to provide a 3FEschool

- The gross area of the building has been kept in line with BB99 guidelines in terms of the overall area for a 3FE school.
- The existing main building is reduced in size to release an area for external amenity space; the reduction in area is offset by provision of mezzanine accommodation (assuming the present building is double height, and suited for conversion).
- The Listed Buildings are re-furbished for school use subject to Grading and obtaining Consents.
- The external Amenity space meets the BB99 guidelines

Advantages:

- Exploits the development potential of using existing buildings – may be relatively cost effective (subject to conditions and suitability surveys)
- Opportunity to put a listed building into a new use.
- No de-canting required

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures such as obtaining Listed Building Consent and Planning Approval.

3.2 Option 2: New-Build 3FE School

This proposal involves the construction of a new-build main building, and re-furbishment of the Listed Buildings to provide a 3FEschool

- The gross area of the school has been kept in line with BB99 guidelines in terms of the overall area for a 3FE school.
- The existing main building is demolished and replaced with a new two storey building.
- The Listed Buildings are re-furbished for school use subject to Grading and obtaining Consents.
- The external Amenity space meets the BB99 guidelines

Advantages:

- The new-build main building can be optimised to function for school use; the external areas can be re-aligned to suit.
- Opportunity to put a listed building into a new use and provide a juxtaposition between the old and the new.
- No de-canting required

Site (Map Reference 12): Former B&Q Site

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures such as obtaining Listed Building Consent and Planning Approval.

4.0 Indicative Costs

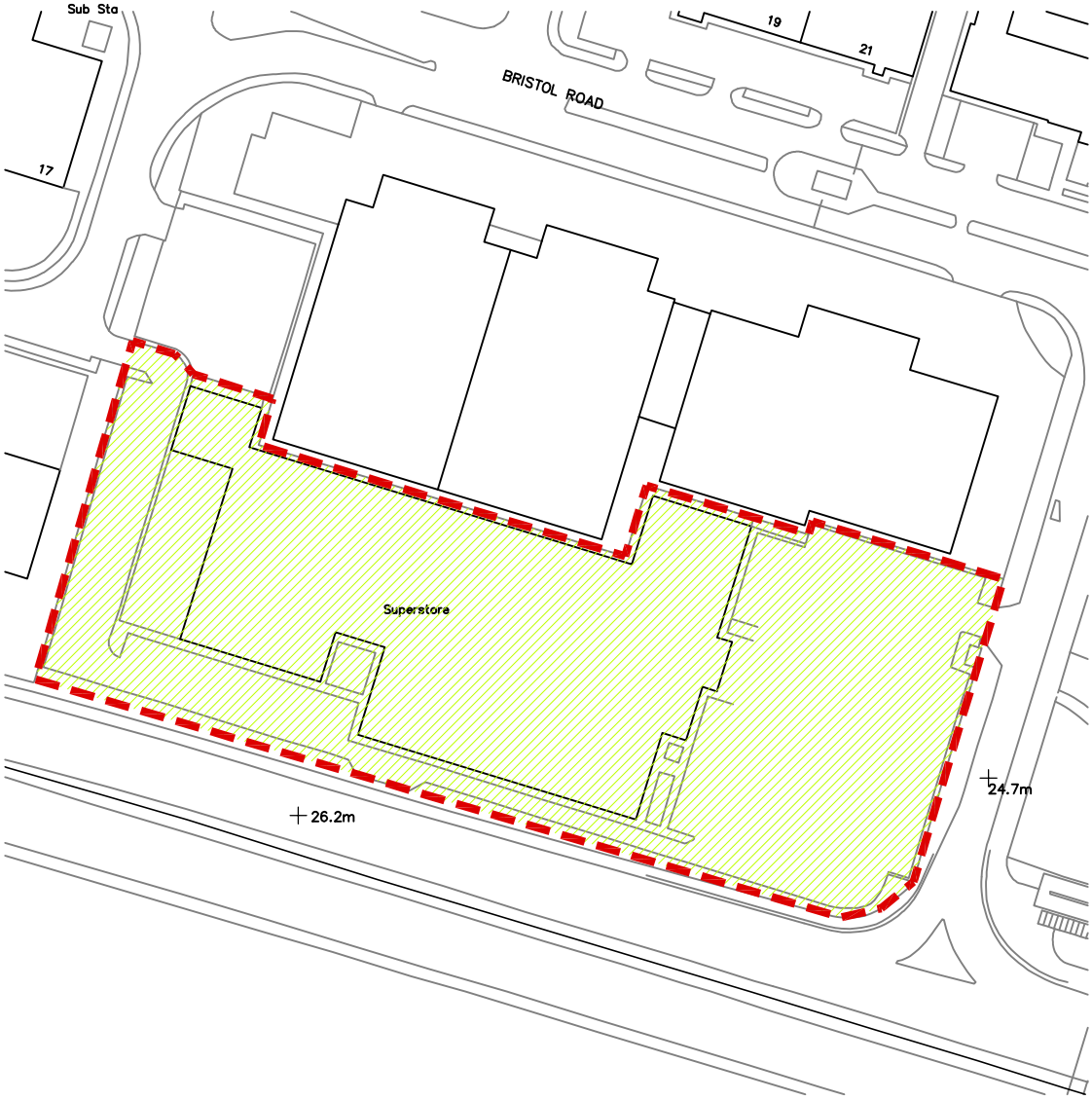
Option 1 – 3FE re-model existing buildings	£8,929,000
Option 2 – 3FE New-Build	£10,382,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

A 3FE primary school could be located on this site.

The Listed Buildings, if functionally suited, present an opportunity for interesting design definition when linked with either a new main building, or a re-modelled and re-clad existing store building.
Further detailed feasibility studies are recommended when the scope of the works is known.
There are access issues and Listed Building Consent / Planning Approval processes to negotiate – a successful resolution is required if this site is to be considered for a school expansion project.



Revisions	Comments	Dates
Client: London Borough of Ealing		Date: OCT 2010
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Project title: Site Selection for Primary Schools		Approved
		Scale: 1:250@A4
Drawing title: Site: FORMER B&Q		Job No.
		Dwg. No.

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Site (Map Reference 13): Land Opposite Northolt High School

1. Executive Summary

The purpose of this report is to recommend whether the site Opposite Northolt High School could be considered for a pupil places expansion project.

The site of 3300m2 has access from Dabbs Hill Lane, a frontage to Eastcote Lane with suburban housing to the north boundary. It is green open land that is located opposite Northolt High School.

[Reference should be made to the report on Mandeville School (Old Site) where the possibility of combining both sites has been assessed]

An initial analysis of the areas and characteristics of the site indicates that it is not possible to provide a 1FE school as the site area falls short of BB99 guidelines.

It may be possible to provide a 1FE school if an innovative buildings solution was proposed - with possible use of roof decks for play provision. However, there may be impediments to development as regards Planning Approval. This option should only be considered if there are no sites available in the area.

Another option would be to provide a 1FE school at this site and address the shortfall in play areas by assessing whether this could be provided at Northolt High School which is across the road. However, this proposal would require careful management of both sharing the play space with a secondary school, and organising pupil movement across Eastcote Lane North.

No further assessment of this is included in this report at this time.

2. Site Data

2.1 Existing Site

Site Opposite Northolt High School	Existing (m^2)	Check for 1FE school	BB99 (m^2) 1FE
Total Site Area	3300	3300	4530
Net Site Area	3020	1410 (1230 shortfall)	2640
External Circulation/ service area	280	910	910
Gross external Area	-	3550	3550
Gross Building Area	-	980 (GF)+326 (1^{st})	980 (GF)+326 (1^{st})

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

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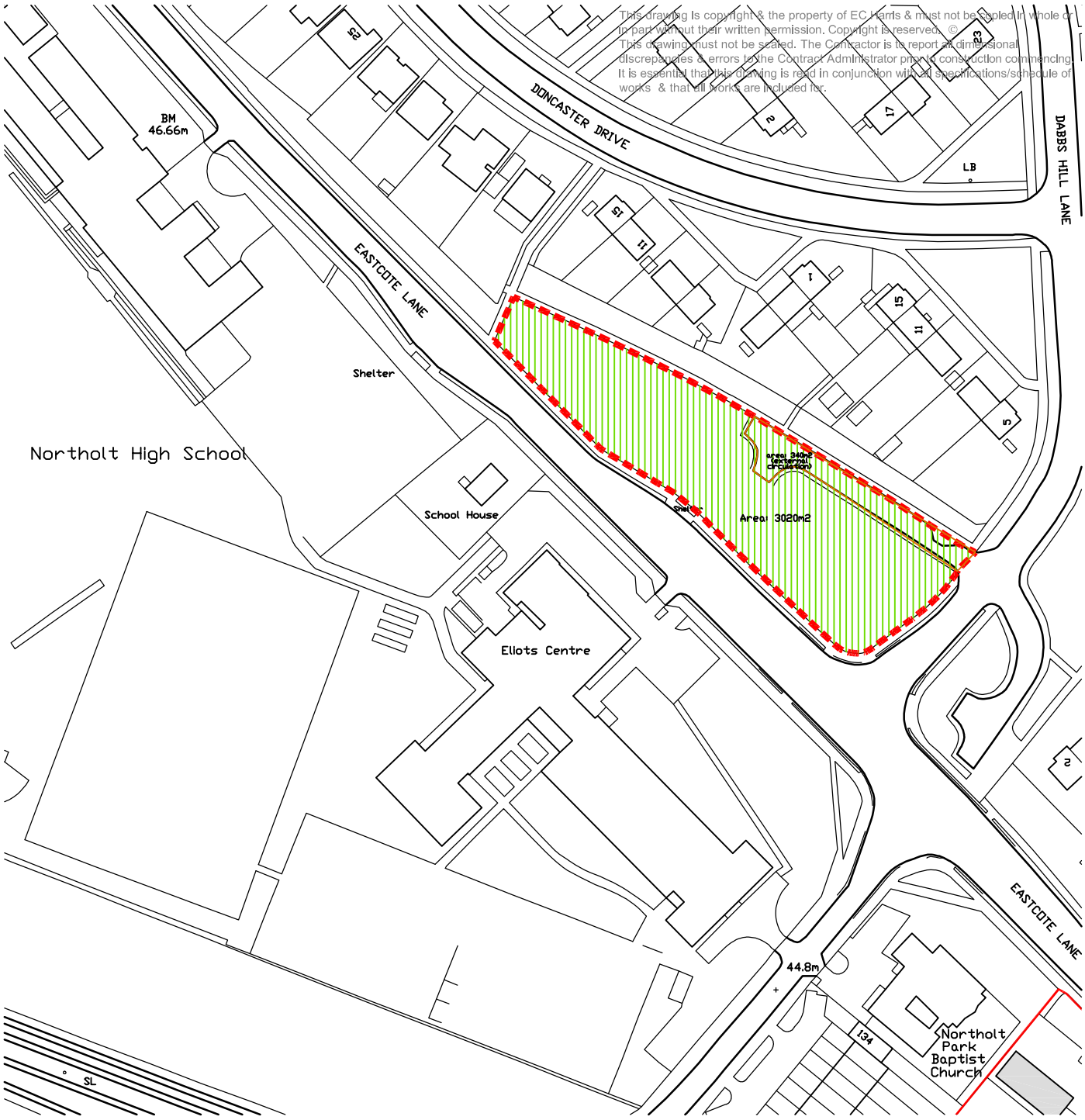
Site (Map Reference 13): Land Opposite Northolt High School

3.0 Conclusion

The site is less than ideal for a 1FE primary school due to the small size, however, it could be considered further if no other sites are available.



Revisions	Comments	Dates
Client: London Borough of Ealing		Date: sep 2010
		Drawn
Project title: Site Selection of Primary Schools		Approved
		Scale: 1:1250@A4
Drawing title: Site: LAND OPPOSITE NORTHOLT HIGH SCHOOL		Job No.
		Dwg. No.

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Site (Map Reference 14): Greenford Community Centre, Oldfield Lane

1. Executive Summary

The purpose of this report is to recommend whether the site which accommodates Greenford Community Centre, could be considered for a pupil places expansion project.

The site of 2740m2 has access from Oldfield Lane South; the urban context is that of suburban housing. The existing building has a footprint area of 450m2 and is approximately 1200m2 overall.

An initial analysis of the areas and characteristics of the site indicates that it is not possible to provide a 1FE school either by using the existing building, or by demolition and new-build following BB99 guidelines.

If a new-build solution was proposed, a 1FE school could be provided, however, there would be very limited external play space and service areas. It would require innovative building solutions and the likely use of roof decks for play space. This option could be considered if there are no sites available in the area.

No further assessment of this is included in this report at this time.

2. Site Data

2.1 Existing Site

Greenford Community Centre Site	Existing (m^2)	BB99 (m^2) 1FE
Total Site Area	2740	4540
Net Site Area	-	2650
External Circulation/ service area	-	910
Gross external Area	2290	3560
Gross Building Area	1200	980 (GF)+326 (1^{st})

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Conclusion

The site is less than ideal for a 1FE primary school due to the small size, however, it could be considered further if no other sites are available.

Revisions	Comments	Dates
Client: London Borough of Ealing		Date: OCT 2010
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Project title: Site Selection for Primary Schools		Approved
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Drawing title: Site: GREENFORD COMMUNITY CENTRE		Job No.
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Site (Map Reference 15): 62-64 Green Lane, Hanwell

1. Executive Summary

The purpose of this report is to recommend whether the site at 64 Green Lane, could be considered further for a pupil places expansion project.

The site currently accommodates Brenthill Hostel which is accessed by a service road in the southern corner, off Green Lane. The urban context is that of suburban housing from the north-east to south-west with allotments to south-west, Ealing Hospital due north-west and public open space and nature trail from north-west to north.

The site is in a conservation area, currently designated as Metropolitan Open Land and area designated as having importance with regard to Nature Conservation. It is also within proximity of Ancient Monuments. As such, proposals need to carefully address the constraints of Planning Policy (particularly applicable to Option 3, if progressed).

An initial analysis of the areas and characteristics of the site indicates two possible options for 1FE and 2FE buildings:

- Option 1: Re-modelling and extending the current building to provide a 1FE school – this is subject to establishing suitability of existing building for conversion.
- Option 2: Demolishing the existing building and providing a new purpose built 1FE primary school – meets BB99 guidelines; floor plate of new building can be similar in size (not exceeding) the current building
- Option 3: Demolishing the existing building and providing a new purpose built 2FE primary school – meets BB99 guidelines; optimises the use of the site but is unlikely to be viable due to Planning constraints.

Options 1 and 2 are feasible, however, this is subject to establishing suitability of the existing building (option 1). Option 3 is less likely due to planning constraints with building on Metropolitan Open Land.

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Site (Map Reference 15): 62-64 Green Lane, Hanwell

2. Site Data

2.1 Existing Site

62-64 Green Lane	Existing (m^2)
Total Site Area	6388
Net Site Area	4450 (nominal)
External Circulation/ service area	1900 (nominal)
Gross Building Area (hostel)	995

2.2 Option 1

Re-Model and Extend	Proposed (m^2)	BB99 (m^2) (1FE no nursery)
Total Site Area	6388 (as existing)	4866 (likely minimum)
Net Site Area (soft and hard play, games courts, float & habitat)	4450 (nominal)	2650
Gross Building Area (Re-Modelling)	995	n/a
New-Build (Extension)	340	1306
Note: There is scope for adding nursery accommodation (50PTE) / Reception Classes and Adult Learning/ Community facility areas		

2.3 Option 2

New-Build 1FE	Proposed (m^2)	BB99 (m^2) (1FE no nursery)
Total Site Area	6388 (as existing)	4866 [nom]
Net Site Area (soft and hard play, games courts, float & habitat)	2640	2650
External circulation/ Servicing Area	910 [nom]	910 [nom]
Gross Building Area	1306 (980 GF+326 1st Fl)	1306
Note: There is scope for adding nursery accommodation 50PTE) / or (limited) Community facility areas. There is a potential surplus of 1850m2 which can be used to provide increased external amenity space		

Site (Map Reference 15): 62-64 Green Lane, Hanwell

2.4 Option 3

New-Build 2FE	Proposed (m^2)	BB99 (m^2) (2FE no nursery)
Total Site Area	6388 (as existing)	6330 (likely minimum)
Net Site Area (soft and hard play, games courts, float & habitat)	3700 (increase of 200 possible by restricting external circulation area)	3480
External circulation/ Servicing Area	1200 [nom]	1200 [nom]
Gross Building Area	2250 (1500 GF+750 1st Fl)	2250
Note: There is scope for adding nursery accommodation 50PTE) / or (limited) Community facility areas, subject to negotiations regarding Planning Policy. However, due to MOL status of site, expansion to 2FE faces difficulty in receiving Planning Approval.		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Proposals Assessment

3.1 Option 1: Re-model and Extend

This proposal involves making use of the existing hostel building and adding an extension to create a 1FE school.

- The gross area of the new building has been kept in line with BB99 recommendations in terms of the overall area for a 1FE school
- The building will be single storey and car parking external circulation will be as per current provision.

Advantages:

- Comparatively short programme
- Meets and exceeds BB99 recommendations

Disadvantages:

- Does not fully exploit development potential of site
- Re-Modelling could adversely affect optimum spatial planning and functionality. Existing building may not be suited; further assessment required.
- Condition and alteration works have not been assessed
- Planning approval for extension of 350m2 may be problematic

Site (Map Reference 15): 62-64 Green Lane, Hanwell

3.2 Option 2: New-Build 1FE

This proposal involves the demolition of the existing hostel building, and replacing it with a purpose built new school.

- The gross area of the new building has been kept in line with BB99 guidelines
- The building will be two storey and car parking external circulation will be re-defined as part of the design
- The external amenity space exceeds the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution
- Building footprint similar in size to existing building – likely reduction of Planning Constraints due to MOL status

Disadvantages:

- Programme time needs to account for items to be considered at design stage – planning issues will need to account for MOL status and proximity to public open space and nature reserve.
- Consultation matters may add to time at the front end of programme

3.3 Option 3: New-Build 2FE

This proposal involves the demolition of the existing hostel building, and replacing it with a purpose built new school.

- The gross area of the new building has been kept in line with BB99 guidelines
- The building will be two storey and car parking external circulation will be re-defined as part of the design
- The external amenity space exceeds the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution
- Can provide for school expansion

Disadvantages:

- Programme time needs to account for items to be considered at design stage - planning issues will need to account for proximity to public open space and nature reserve.
- Considerable planning constraints due to MOL designation; may be difficult to get planning approval.
- Consultation matters may add to time at the front end of programme

Site (Map Reference 15): 62-64 Green Lane, Hanwell

3.4 Option 4: New-Build 3FE – no further assessment

4.0 Indicative Costs

Option 1 – 1FE re-model and re-furbish	£3,522,000
Option 2 – New 1FE	£4,623,000
Option 3 – New 2FE	£7,555,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

Due to the site's MOL status, re-building a new 1FE primary school within the existing footprint would provide the most viable and best value for money option subject to discussion with Planning Officers over the likelihood of a successful planning approval. At present, this should be considered as a possible site, but due to the constraints, needs further investigation.

Revisions	Comments	Dates
Client: London Borough of Ealing		Date: sep 2010
		Drawn
Project title: Site Selection for Primary Schools		Approved
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Drawing title: Site: 62 - 64 GREEN LANE HANWELL		Job No.
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Site (Map Reference 16): The Oaks Shopping Centre

1. Executive Summary

The purpose of this report is to recommend whether the site The Oaks Shopping Centre, Acton, could be considered further for a pupil places expansion project.

The Oaks Shopping Centre Site, approximately 5,950m2 in size, is part of Acton Town Centre. It has frontages to the High Street to the South, and Church Road to the North. There is some green space to the east, but essentially, the setting is urban/ commercial. Although well connected (public transport/ vehicular/ pedestrian), the site is part of a busy urban environment.

The ownership of the site (private developer) presents numerous issues regarding leasehold arrangements, proposed mix of uses for the site and management of the different functions.

An initial analysis of the areas, characteristics of the site and options appraisals was examined - the site will support the development of a 1FE Primary School.

2 Site Data

2.1 Existing Site

The Oaks Shopping Centre	Existing (m^2)
Site Area	5950
Gross Building Area – various small retail units	Included in above

2.2 Option : New-Build 1FE

	New-Build 1FE	BB99 (m^2) (1FE no nursery)
Gross Area of Building	980 (GF)+326 (1st fl)	1306
Net External Amenity Area	2650	2650
External Circulation/ Service Area	910	910 [nom]
Overall (likely) external Area	3560	(3560)
Overall Site (projected) Area	4540	4866 [nom]
Note: There is a surplus area of approximately 1400m2 that could be put to other uses		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

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Site (Map Reference 16): The Oaks Shopping Centre

3.0 Proposals Assessment

3.1 Option: New-Build 1FE

This proposal involves the demolition of the existing office building, and replacing it with a purpose built new school over the combined site.

- The gross area of the new building has been kept in line with BB99 recommendations in terms of the overall area for a 1FE school
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space exceeds the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution
- No de-canting required

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures.
- Access to, and negotiating the busy environment needs to be carefully managed to safeguard school users' safety.

4.0 Indicative Costs

Option 1 – New 1FE	£4,280,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

This site will support a 1FE Primary School expansion. Further investigation by will be required to assess if this proposal is feasible.

Due to ownership issues and leasehold arrangements, along with the proposed use mix for the site, proposals need careful consideration – there is a potential to provide the correct synergy for the site to function successfully as an urban entity. However, there are likely to be programme implications due to increased time requirements for negotiations and consultations.

Revisions	Comments	Dates
Client London Borough of Ealing		Date OCT 2010
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Site (Map Reference 17): Morrison's Supermarket Car Park

1. Executive Summary

The purpose of this report is to recommend whether the Morrison's Car Park Site, Acton, could be considered further for a pupil places expansion project.

The site, approximately 7,100m2 in size, is part of Acton Town Centre. It is located at a key hub at the junction of Acton High Street and Steyn Road. It is an important urban setting of civic and commercial buildings. The site is well connected (public transport/ vehicular/ pedestrian), and is part of a busy urban environment.

The ownership of the site (Morrison's) presents numerous issues regarding leasehold arrangements, proposed mix of uses for the site and management of the different functions. Furthermore, there is a need for the provision of a car park for the supermarket – this needs to be taken into consideration when compiling proposals.

An initial analysis of the areas, characteristics of the site and options appraisals was examined - the site will support the development of a 2FE Primary School.

2.1 Existing Site

Morrison's Supermarket Car Park	Existing (m^2)
Site Area	7100
Gross Building	n/a

2.2 Option : New-Build 2FE

	Proposed New-Build 2FE	BB99 (m^2) (2FE no nursery)
Gross Area of Building	1650 (GF)+650 (1st fl)	2250
Net External Amenity Area	2650	3480
External Circulation/ Service Area	1120	1200 [nom]
Gross External Area	(4680)	(4680)
Overall Site (projected) Area	6330 [nom]	6330 [nom]
Note: There is a surplus area of approximately 770m2 that could be put to other uses		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

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Site (Map Reference 17): Morrison's Supermarket Car Park

3.0 Proposals Assessment

3.1 Option: New-Build 2FE

This proposal involves the development of the site to provide a purpose built school (and supermarket support facilities).

- The gross area of the new building has been kept in line with BB99 recommendations in terms of the overall area for a 2FE school
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space meets the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to add further functions to intensify use.
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution
- No de-canting required

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures.
- Access to, and negotiating the busy environment needs to be carefully managed to safeguard school users' safety.

4.0 Indicative Costs

Option – New 2FE School	£7,440,000

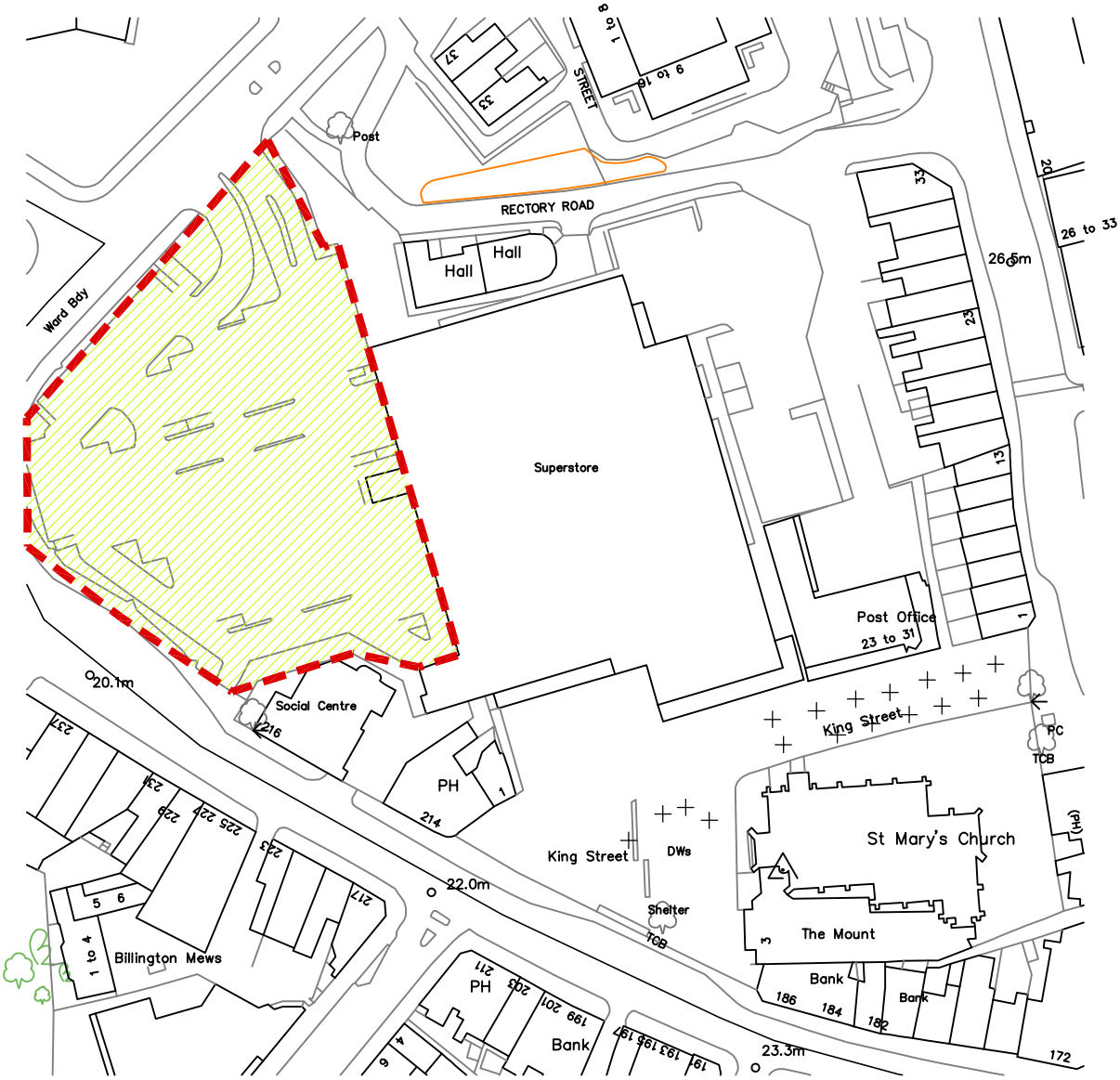
Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

This site will support a 2FE Primary School expansion. Further investigation by will be required to assess if this proposal is feasible.

Due to ownership issues, leasehold arrangements and the functional mix for the site, proposals need careful consideration – furthermore, there is a need to respond to the urban locality as the site is at a key hub in Acton Town Centre.

There are likely to be programme implications due to increased time requirements for negotiations and consultations.



Revisions	Comments	Dates
Client London Borough of Ealing		Date OCT 2010
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Project title Site Selection for Primary Schools		Approved
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Drawing title Site: MORRISONS SUPERMARKET CAR PARK		Job No.
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Site (Map Reference 18): Gypsy Corner Park Royal, Hanger Lane

1. Executive Summary

The purpose of this report is to recommend whether the (TfL) site at Gypsy Corner, Park Royal could be considered for a pupil places expansion project.

The site of approximately 8600m2 is open land – with the A40 to one side (east) and suburban housing to the other sides. There is good access (vehicular and public transport) to the site from all sides.

An initial analysis of the areas, characteristics of the site and options appraisals was examined – this site will support the development of a 3FE School. However, due to the site being open land, it's designation as an Employment Site and its ownership (which lies with TfL), it is thought to be a less viable option.

2. Site Data

2.1 Existing Site: 8600m2

2.2 Option 1

Check for New-Build 3FE	Proposed (m^2)	BB99 3FE (m^2)
Gross Area of Building	2400 (GF) plus 1800 (1^{st} floor)	3200
Net External Amenity Area	4320	4320
External Circulation/ Service Area	1500	1400
Overall (likely) external Area	5820	5720
Overall Site (projected) Area	8220	8070
Note: above areas are an estimate by visual reference to Google Maps		

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Site (Map Reference 18): Gypsy Corner Park Royal, Hanger Lane

3.0 Proposals Assessment

3.1 Option: New- Build 3FE School

This proposal involves providing a new-build 3FE school on the open site.

- The gross area of the building is in line with (exceeds) BB99 recommendations in terms of the overall area for a 3FE school
- Access to the building, parking and service areas is good; can be functionally optimised.

Advantages:

- Meets and exceeds BB99 recommendations
- No de-canting required

Disadvantages:

- Requires negotiation with Transport for London – has programme implications
- Site of Archaeological Interest – may have programme implications
- Part of site designated under Planning Policy as Employment Site

4.0 Indicative Costs

Option 3 – New 3FE £10,529,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

Although this site has sufficient space, due to its ownership and planning issues, it should only be considered as along term option as the Borough would not be keen to reduce open green space

Revisions	Comments	Dates
Client London Borough of Ealing		Date OCT 2010
		Drawn PT
Project title Site Selection for Primary Schools		Approved
		Scale 1:250@A4
Drawing title Site: GYPSY CORNER, PARK ROYAL		Job No.
		Dwg. No.

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Site (Map Reference 19): Ravenor Farm, Greenford

1. Executive Summary

The purpose of this report is to recommend whether the site at Ravenor Farm, could be considered for a pupil places expansion project.

The site of 2800m2 has access from Oldfield Lane South; the urban context is that of suburban housing. The existing building has a footprint area of 450m2. The building is currently leased to Ravenor Farm Community Centre and used for community activities.

An initial analysis of the areas and characteristics of the site indicates that it is not possible to provide a 1FE school either by using the existing building, or by demolition and new-build following BB99 guidelines.

If a new-build solution was proposed, a 1FE school could be provided, however, there would be very limited external play space and service areas. It would require innovative building solutions and the likely use of roof decks for play space. However, Planning Approval may be problematic. This option should only be considered if there are no other suitable sites available in the area.

No further assessment of this is included in this report at this time.

2. Site Data

2.1 Existing Site

Ravenor Farm Site	Existing (m^2)	BB99 (m^2) 1FE
Total Site Area	2800	4540
Net Site Area	-	2650
External Circulation/ service area	-	910
Gross external Area	2350	3560
Gross Building Area	450 (footprint)	980 (GF)+326 (1^{st})

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Conclusion

The site is less than ideal for a 1FE primary school due to the small size, however, it could be considered further if no other sites are available.

Revisions	Comments	Dates
Client: London Borough of Ealing		Date: sep 2010
		Drawn
Project title: Site Selection for Primary Schools		Approved
		Scale: 1:1250@A4
Drawing title: Site: RAVENOR FARM		Job No.
		Dwg. No.

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Site (Map Reference 20): Salisbury Road Car Park

1. Executive Summary

The purpose of this report is to recommend whether the Salisbury Road Car Park site, could be considered for a pupil places expansion project.

The site of approximately 2,400m2 has access from Winchester Street and is in close proximity to Acton High Street. The urban context is that of suburban housing and civic buildings.

An initial analysis of the areas and characteristics of the site indicates that it is not possible to provide a 1FE school if following BB99 guidelines.

It would be difficult to provide a new-build 1FE school – even if innovative building solutions, with roof decks providing play space are put forward as the area requirements are substantial. Furthermore, given the urban context, it is likely that Planning Approval would be difficult to obtain.

No further assessment of this is included in this report at this time.

2. Site Data

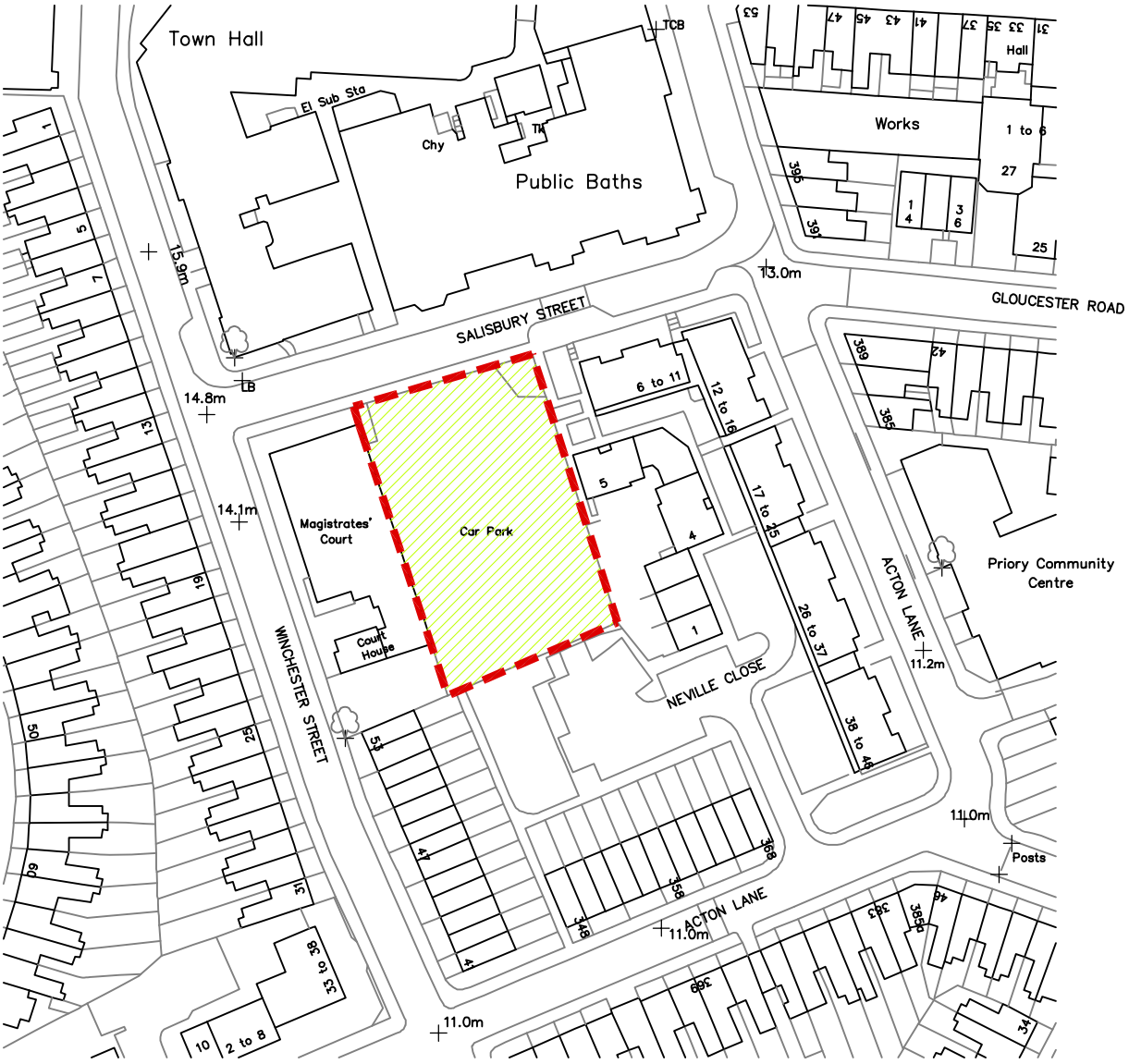
2.1 Existing Site

Salisbury Road Car Park	Existing (m^2)	BB99 (m^2) 1FE
Total Site Area	2400	4540
Net Site Area	-	2650
External Circulation/ service area	-	910
Gross external Area	-	3560
Gross Building Area	-	980 (GF)+326 (1^{st})
Note: there is a shortfall of 2140m2 to external area (against BB99 guidelines)		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Conclusion

The site is not suited for primary school expansion due to the small size.



Revisions	Comments	Dates
Client: London Borough of Ealing		Date: OCT 2010
		Drawn: PT
Project title: Site Selection for Primary Schools		Approved
		Scale: 1250@A4
Drawing title: Site: SAILSBURY ROAD CAR PARK		Job No.
		Dwg. No.

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Site (Map Reference 21): Northolt Grange Community Centre

1. Executive Summary

The purpose of this report is to recommend whether the site which accommodates Northolt Grange Community Centre, could be considered for a pupil places expansion project.

The site of 1867m2 has access from Hartfield Avenue; the urban context is that of suburban housing. The existing building has a footprint area of 360m2.

An initial analysis of the areas and characteristics of the site indicates that it is not possible to provide a 1FE school either by using the existing building, or by demolition and new-build, if following BB99 guidelines - this site is too small even if radical building solutions were considered.

However, consideration could be given to utilising the land from the community centre to provide a 1FE extension to the existing St Raphael RC Primary School. The viability of this will require further assessment.

2. Site Data

2.1 Existing Site

Northolt Grange Community Centre	Existing (m^2)	BB99 (m^2) 1FE
Total Site Area	1867	4540
Net Site Area	-	2650
External Circulation/ service area	-	910
Gross external Area	1507	3560
Gross Building Area	360	980 (GF)+326 (1^{st})

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

Revisions	Comments	Dates
Client: London Borough of Ealing		Date: sep 2010
		Drawn
Project title: Site Selection for Primary Schools		Approved
		Scale: 1:1250@A4
Drawing title: Site: NORTHOLT GRANGE COMMUNITY CENTRE		Job No.
		Dwg. No.

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Site (Map Reference 22): Acton Health Centre

1. Executive Summary

The purpose of this report is to recommend whether the site which accommodates Acton Health Centre, could be considered for a pupil places expansion project.

The site of approximately 3000m2 has access from Church Road; the urban context is that of suburban housing. The existing building has a footprint area of 1150m2, located centrally within the site.

An initial analysis of the areas and characteristics of the site indicates that it is not possible to provide a 1FE school either by using the existing building, or by demolition and new-build if following BB99 guidelines.

Re-modelling the existing building is not considered to be a viable option as play space and external service provision cannot be met.

It would be difficult to provide a new-build 1FE school – even if innovative building solutions, with roof decks providing play space are put forward as the area requirements for a school are substantial. Furthermore, given the urban context, it is likely that Planning Approval would be difficult to obtain.

No further assessment of this is included in this report at this time.

2. Site Data

2.1 Existing Site

Acton Health Centre	Existing (m^2)	BB99 (m^2) 1FE
Total Site Area	3000	4540
Net Site Area	1900	2650
External Circulation/ service area	-	910
Gross external Area	-	3560
Gross Building Area	1100	980 (GF)+326 (1^{st})
Note: there is a shortfall of 1680m2 to external area (against BB99 guidelines)		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Conclusion

The site is not suited for primary school expansion due to the small size; however, it could be considered further if no other sites are available.

Revisions	Comments	Dates
Client London Borough of Ealing		Date OCT 2010
		Drawn PT
Project title Site Selection for Primary Schools		Approved
		Scale 1:250@A4
Drawing title Site: ACTON HEALTH CENTRE		Job No.
		Dwg. No.

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Site (Map Reference 23): 78 Mattock Lane, Ealing

1. Executive Summary

The purpose of this report is to recommend whether the site at 78 Mattock Lane, Ealing, could be considered further for a pupil places expansion project.

The site area is approximately 4590m2; with a Health Centre Building of approximately 1600m2 located centrally on it. Vehicular and pedestrian access is from Mattock Lane. The urban context is that of suburban housing – the site is in close proximity to Uxbrdge Road; Walpole Park is within walking distance due east.

There is good connectivity, both vehicular and pedestrian – Ealing Broadway Tube Station is about a ten minute walk, and there are numerous bus services from Uxbridge Road.

An initial analysis of the areas, characteristics of the site and options appraisals was examined:

- Option 1: Re-modelling the existing building to provide a 1FE school – this option is feasible in terms of building areas; however, there is a potential shortfall in external amenity areas. The re-modelling option is subject to establishing suitability of existing building for conversion.
- Option 2: Demolishing the existing building and providing a new purpose built 1FE primary school over the site – meets BB99 guidelines; design can be optimised for internal and external functions.

Following assessment of each of the above options, it is recommended that the most efficient use of this site is for the provision of a 1FE new-build school

Site Data

2.1 Existing Site

78 Mattock Lane	Existing (m^2)
Total Site Area	4590
Net Site Area	2290(nominal)
External Circulation/ service area	700 (nominal)
Gross Building Area (footprint)	1600

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Site (Map Reference 23): 78 Mattock Lane, Ealing

2.2 Option 1 : Re-Model Existing Building

	Re-Model Existing Building	BB99 (m^2) (1FE no nursery)
Gross Area of Building	1600	1306
Net External Amenity Area	2080	2650
External Circulation/ Service Area	910	910 [nom]
Overall (likely) external Area	(2990 as existing)	(3560)
Overall Site (projected) Area	4590 [nom as existing]	4866 [nom]
Note: There is shortfall of 570m2 in the external amenity area for above option(s)		

2.3 Option 2 : New-Build 1FE School

78 Mattock Lane	**New-Build 1FE**	BB99 (m^2) (1FE no nursery)
Gross Area of Building	980 (GF)+326 (1^{st} fl)	1306
Net External Amenity Area	2700 [nom]	2650
External Circulation/ Service Area	910	910 [nom]
Overall (likely) external Area	3550	(3560)
Overall Site (projected) Area	4590 (existing area)	4866 [nom]
Note: The site can accommodate a 1FE two storey school to BB99 Guidelines		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Proposals Assessment

3.1 Option 1: Re-model Existing Building

This proposal involves making use of the existing building to create a 1FE school

- The gross area of the building is in line with (exceeds) BB99 recommendations in terms of the overall area for a 1FE school
- Access to the building, parking and service areas are generally as current provision, which will need to be adapted to suit the new function.

Site (Map Reference 23): 78 Mattock Lane, Ealing

Advantages:

- Comparatively short programme in the case of re-modelling option

Disadvantages:

- Re-Modelling could adversely affect optimum spatial planning and functionality. Existing building may not be suited
- Condition and alteration works have not been assessed
- There is a shortfall in external amenity and service areas; these will need to be re-defined and yet may not be suited.

3.2 Option 2: New-Build 1FE

This proposal involves the demolition of the existing building, and replacing it with a purpose built new school over the combined site.

- The gross area of the new building has been kept in line with BB99 guidelines in terms in terms of the overall area for a 1FE school
- The building will be two storey and car parking/ external circulation will be re-defined as part of the design
- The external Amenity space meets the BB99 recommendations

Advantages:

- Exploits the development potential of the site – provides opportunities to provide a fully functional 1FE school
- Design can be optimised for internal and external spaces to function well; this should result in a cost effective solution

Disadvantages:

- Programme time needs to make allowance for comparatively longer design stage and progression of consultation procedures.

4.0 Indicative Costs

Option 1 – Re-Model 1FE £3,790,000

Option 2 – New 1FE £4,280,000

Note: The above figures are current construction costs excluding site abnormals and VAT. All figures are merely indicative and must not be relied upon until further feasibility work has been undertaken.

5.0 Conclusion

Option 2 (New 1FE School) is the most feasible proposal for this site, particularly with regard to meeting BB99 guidelines. This option merits further investigation by conducting more detailed feasibility studies if a 1FE School is required in this part of the Borough.

Revisions	Comments	Dates
Client: London Borough of Ealing		Date: OCT 2010
		Drawn: PT
Project title: Site Selection for Primary Schools		Approved
		Scale: 1:1250@A4
Drawing title: Site: MATTOCK LANE HEALTH CENTRE		Job No.
		Dwg. No.

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Site (Map Reference 24): 22 - 24 Uxbridge Road

1. Executive Summary

The purpose of this report is to recommend whether the site at 20 - 24 Uxbridge Road, could be considered for a pupil places expansion project.

The site of approximately 3880m2 has access from Uxbridge Road; the urban context is that of multi-storey commercial and public buildings along Uxbridge Road, with suburban housing in the surrounding streets. There is good connectivity with bus and rail/ tube links; also vehicular and pedestrian access.

An initial analysis of the areas and characteristics of the site indicates that it is not possible to provide a 1FE school new-build if following BB99 guidelines, due to potential shortfalls in external area provision.

However, it may be viable to provide a new-build 1FE school – if innovative building solutions, with roof decks providing play space are put forward. Given the urban context, it should appear that subject to negotiation, Planning Approval could be obtained.

No further assessment of this is included in this report at this time.

2. Site Data

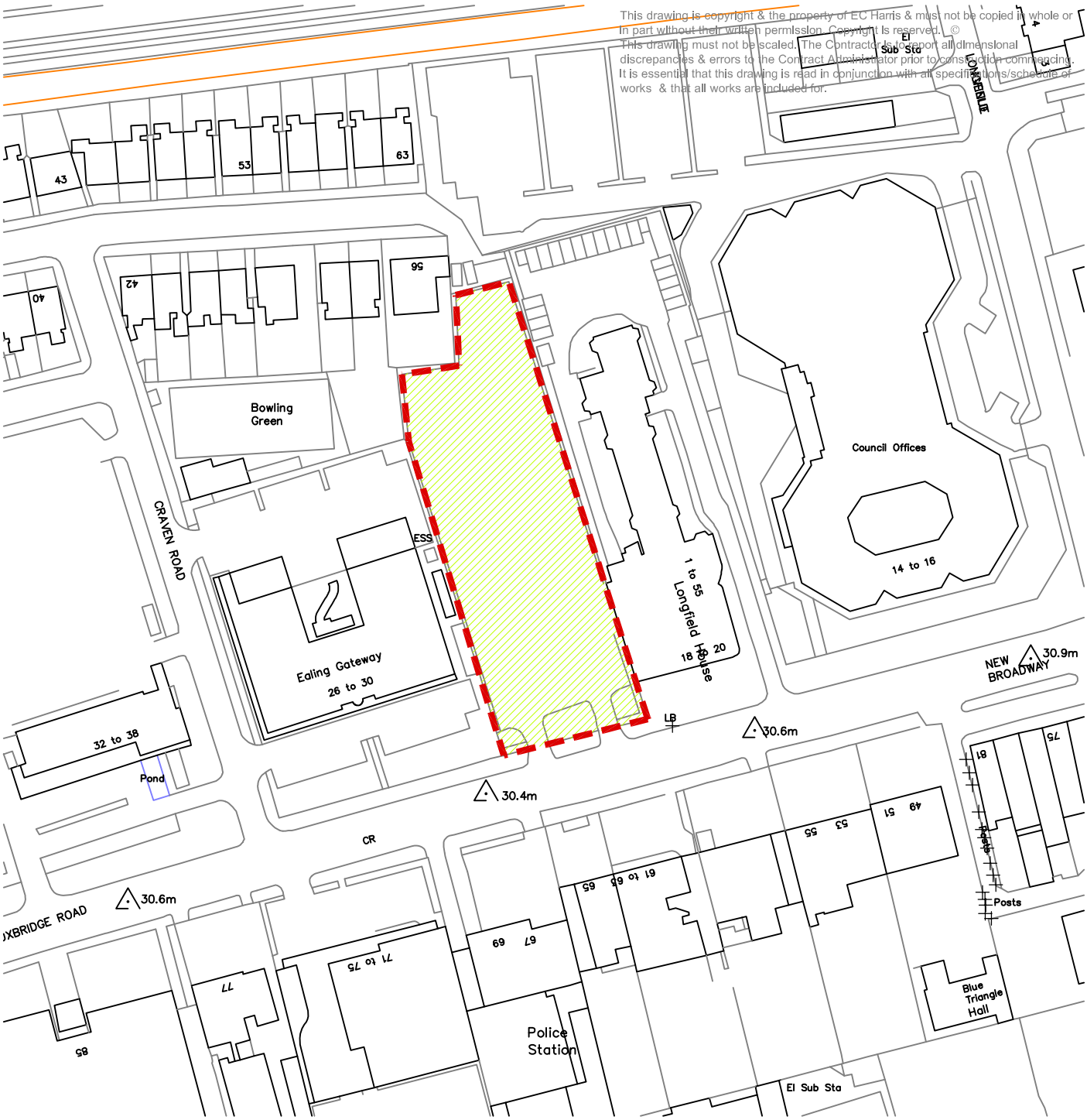
2.1 Existing Site

20/ 24 Uxbridge Road 1FE check	Proposed (m^2)	BB99 (m^2) 1FE
Total Site Area	3880 (existing)	4540
Net Site Area	2000	2650
External Circulation/ service area	900	910
Gross external Area		3560
Gross Building Area	980 (GF)+326 (1^{st})	980 (GF)+326 (1^{st})
Note: there is a shortfall of 650m2 to external area (against BB99 guidelines) which could be provided on roof decks.		

Note: The above existing areas have been taken from Ordinance Survey maps and also use of google maps to understand current designation of areas. The data represents the current best estimate and will be subject to a margin of error.

3.0 Conclusion

The site may be suited for primary school expansion if innovative building solutions are proposed; could be considered further if no other sites are available.



Revisions	Comments	Dates
Client: London Borough of Ealing		Date: OCT 2010
		Drawn: PT
Project title: Site Selection for Primary Schools		Approved
		Scale: 1:250@A4
Drawing title: Site: 20/24 UXBRIDGE ROAD		Job No.
		Dwg. No.

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Appendix 3 – Case Studies on the re-use of existing buildings and solutions for very constrained and inner city sites for school accommodation

Development of new social infrastructure in constrained urban settings is becoming ever more challenging and requires more innovative solutions to deliver accommodation on sites that would normally be considered too small against guidelines. Particularly with substantial population growth in inner city areas such as London the need for town centre education provision is becoming an increasing issue.

As such we have provided over the page some examples of schools that have been developed on small sites and/or existing buildings. Some of the examples are UK schools, especially from London projects and other schemes are international examples. These demonstrate the type of solutions that Ealing may have to adopt to deliver the increase in pupil places across the Borough.

The challenge in Ealing and more widely is the ability of the Council to compete in the commercial sector to secure suitable properties in town centre locations. In successful retail areas such as Ealing it is hard to find properties, and when they do become available the rent or purchase cost is prohibitive.

The other challenge to overcome is the traditional view that Primary Schools should be single storey or at most two storeys. Town Centre locations also tend not to have external space for outside play. Whilst this can be provided off site or on roof top play areas there tends to be a reluctance, particularly from parents, to accept this type of arrangement. It is also often the case that town centre retail properties have other uses above them such as residential or offices that precludes roof top play space.

Ealing Primary School Site Selection Report

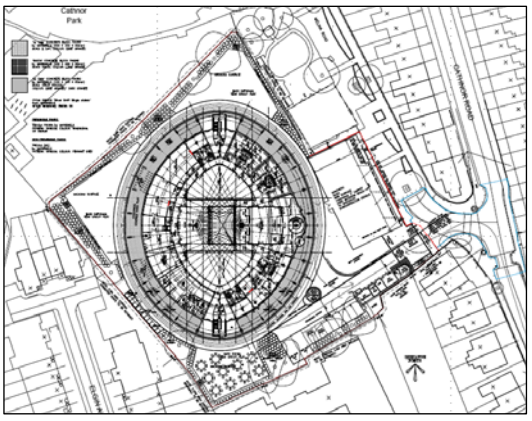
Hampden Gurney School, Marylebone, London

A groundbreaking city centre school and residential scheme. Design by BDP the school for 240 primary pupils was created over six levels — comprising a ground floor nursery, three floors of classrooms and a rooftop teaching room. The designers maintained the statutory amount of play space through the provision of roof play decks. Meanwhile, our 6000 sq m (64 500 sq ft) residential scheme delivered 52 apartments. To 'reclaim' land lost to housing, we created covered play areas on every level of the school — each open to the air and separated from teaching zones by a bridge across a light well.

The project won a number of awards including: RIBA Award for Architecture 2002 (Shortlist for Stirling Prize), Civic Trust Award 2004, Structural Steel Design Award 2003 (commendation)

Hammersmith Academy, London

Hammersmith Academy in the London Borough of Hammersmith and Fulham is a new build academy for 780 pupils including 180 sixth form students. It is located in a tight urban setting bounded on two sides by residential accommodation with Cathnor Park on a third side and the entrance being alongside a pedestrian area. The demolished building was a purpose built children's remand centre and upon its closure was subsequently used by the Local Authority for office space. In order to deliver the PE curriculum on the constrained site, a four-court sports hall and separate fitness suite is accommodated within the building; a running track is located around the perimeter of the building and an all weather pitch is included in the scheme.



Ealing Primary School Site Selection Report

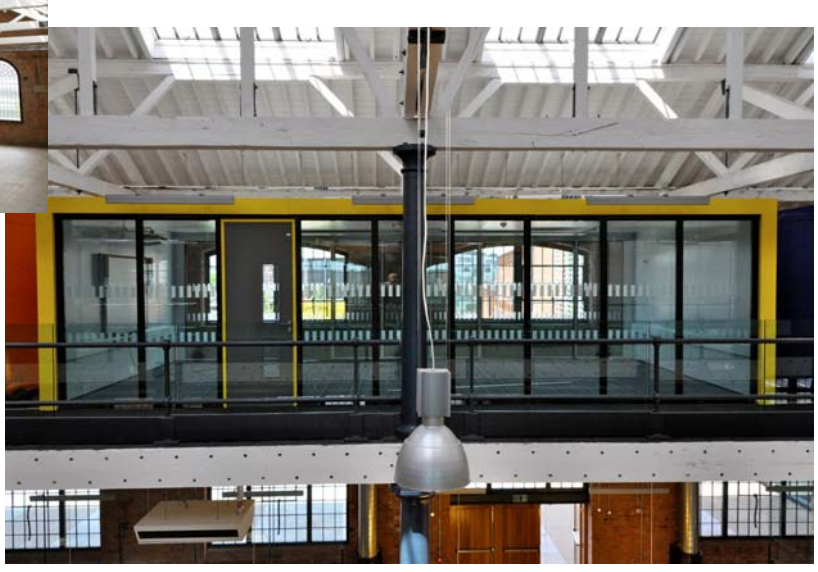
Eveline Lowe Primary School, Southwark, London

The development of this existing primary school on a constrained site of circa 5,200m2 in area including part New build and part refurbishment. The footprint of accommodation exceeds 2,200m2 on an already small site has been increased by circa 40%. This was achieved by placing new teaching accommodation on site boundary and building 2-storeys high in order to preserve play areas (all existing blocks are single storey). The awkward 'L' shaped site made it a challenge for Design team to squeeze all the accommodation in. Some of the accommodation is constructed on stilts thus creating an external covered play area underneath, a demonstration of how play space was maximised.

Derby College

Derby College decided to convert some old railway warehouse space to provide teaching accommodation. Shown are several images which relate to the 'pods' created by Derby College to fit out the Roundhouse (railway shed) for Derby College use as teaching space.

The project was designed and developed by Mabers Architects. They achieved £1000 psm and were able to deliver very rapid response for the pods so they could be 'fitted' into the outer shell very quickly. Delivery, start to finish, was 29 weeks including pod manufacture. The pods are effectively a 'plug and play' model. The pods are successful in delivering 'teaching space' and the services were very easy to define and provide due to the standardised unit structure. Work was completed in 2008/9 and now fully operational.



Ealing Primary School Site Selection Report

School in a retail block

New Zealand – ‘Unlimited’ in NZ is in a retail block. This school was built in an old retail unit with many of the items in the school are recycled. Unlimited was required at very short notice to address a significant rise in immigration a few years ago. The project was developed in about 8 weeks from a redundant floor in the block to house about 200 students. Fit out was intended to last about 3 years while more ambitious project planned and executed, however, the principle may be that they keep it on. Costs unknown but it was low cost given level of ‘recycling’.

Charter School in a retail store

Anchorage, Alaska (Project 1) – Charter school in old Safeway store. Operational for 3 years now and is thriving. Costs equate to about £1000/m2 in UK terms.

Anchorage, Alaska (Project 2) – purpose built school at one end of a new mall and the other end was like any other mall. There is no games centre or dining facility in the school as they are in the mall – significant savings on costs. The school was supported financially by the developers of the retail outlets and the subsidy has now been increased as a result of the success of the venture – school is thriving – as are the shops.

Singapore School in a retail mall

Tak Centre retail mall, Singapore – A school was created on the top floor and it looks just like the retail outlets – using same design. The mall was built first and the school retro fitted after about three years. The School was required as a result of demographic change. Mall owners paid for the fit out and charge rent to the local authority.