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Municipal Projects

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Planning for Schools DPD – Evidence Note

Prepared for
London Borough of Ealing

Final Report

October 2013

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1. Introduction

1.1 This Report

This Report presents the findings of the Secondary School Site Identification study, as commissioned by Ealing Council. The research was commenced in March 2013 and the report published in October 2013. This report responds to the Brief provided, together with the Project Proposal and subsequent Inception Report.

This report contains the following sections:

- Section 1 includes a summary of the agreed approach and methodology used in the study
- Sections 2 and 3 describe the site selection process, including sources of information and the criteria against which they were tested
- Section 4 presents the results of this site selection process, in the form of a long list of sites
- The Appendices presents a series of case studies and planning considerations for new secondary schools.

1.2 Context

It is a statutory duty of the local authority to provide sufficient school places for children in the Borough. Schools in Ealing have been under increased demand for places as a result of rising birth rates and population increases in the borough. A programme of investment has investigated options in terms of extending and investing in current sites, but despite these additional schools will need to be found. The suspension of the Building Schools for the Future programme has put additional constraints on the delivery of new schools and the need to meet demand for places.

The planning process, through the Local Plan, is partly responsible for delivering new schools through allocating sites for new schools should they be required. This is recognised by the National Planning Policy Framework, which states:

“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.”

This provides for the context for the commissioning of this study, and the basis for further work.

1.3 Purpose of the Study

The brief identified 3 main purposes of the Study:

- 1) To identify a long-list of locations for school sites within Ealing, Acton, Hanwell and Greenford¹ deliverable by 2017/18 and beyond from agreed sources of development sites.
- 2) Consideration should also be given to re-use of vacant / redundant buildings and sites.
- 3) Appendix 3 provides guidance, initial feasibility and appropriate case studies regarding town centre locations for secondary schools in order inform LB Ealing's education planning and LDF policies and guidance (i.e. how secondary schools have been accommodated on restricted sites in an urban setting elsewhere).

It is understood that the outputs from this report should be written in such a way that the approach, analysis and results could be used as evidence and justification to support the identification of sites for secondary schools in a subsequent Planning for Schools DPD. This has been an important consideration in the study, drawing upon lessons learnt elsewhere.

Section 3 includes suggestions as to what further work may be required in order to supplement this evidence to ensure that the allocations of sites for secondary schools is fully supported by robust and proportionate evidence.

1.4 Approach and Method

The methodology used was designed in order to result in providing evidence that meets the definition of soundness as defined by the National Planning Policy Framework and the London Plan (specifically Policy 3.16).

A criteria approach was used to underpin the selection and assessment of possible schools sites, which resulted in the selection of a number of sites which will have been tested against all reasonable alternatives. A clear audit trail of all data sources used and the process by which they have been assessed will provide this certainty.

The criteria approach took an initial number of criteria used for site selection purposes, which reduced a master list of development sites (identified from various sources described 2.2 below) down to a long-list of sites capable of delivering a school.

¹ Some sites within Southall have been considered where there may be a future need for a school as a result of forthcoming development.

This long-list of sites will be consulted upon through the preparation of a Planning for Schools DPD. Further planning considerations regarding their relative deliverability will then be identified for the sites within the DPD.

To support this site selection process, a number of case studies will be provided which will include relevant information such as school size and building footprint, any relevant planning issues, and the delivery model for the school.

2. Site Selection

This section describes how the master list of sites was refined down, using the site selection criteria, to a long-list of school sites for inclusion in a Planning for Schools DPD. The purpose of this stage is to eliminate from the process those sites that are incapable of delivering a school, leaving only those sites that are capable, to varying degrees, of accommodating a school.

2.1 Sources for the Site Master List

This study relied on a number of sources for identifying potential development sites in the Borough. This commission relied predominantly on sites from existing sources rather than including primary research or surveys to identify as yet unknown development sites. One aspect of further work may be to extend this site search to other potential development sites.

Despite the fact that this research relied on existing sources of information, it is considered to be a comprehensive review of sites, which included over 300 potential development sites. Sources of information which together formed the 'Master List' are:

- Ealing Development Sites DPD (2012)
- Ealing Strategic Housing Land Availability Assessment – large sites list (2009)²
- Ealing Property Strategy (2010) and associated property disposals information
- The Ealing Primary School Site Selection Report (2010)

Each of these sites were assessed against the criteria described below.

2.2 Site Selection Criteria

The following criteria were used to refine the Master List of sites down to an initial list for site assessment. The criteria to be used are:

² The SHLAA list was refined down prior to this study, SHLAA sites were excluded from the master-list which met the following criteria:

- Listed building where redevelopment unlikely
- Hospital or school site with no planned redevelopment programme up to 2031
- Area of private housing in multiple ownership with no known plans for redevelopment
- Social housing estate with no planned intensification programme up to 2031
- Recently completed high value development
- Less than 0.6ha
- Unsuitable for housing due to constraints around flooding, noise and air pollution.

- **Size.** This is determined from DfE Guidance, Building Bulletin 98 – Building Framework for Secondary School Projects. Although not formal guidance, this document provides a useful guide to the design and layout of secondary schools. Appendix 3 to BB98 provides key formulae for calculating minimum site areas for secondary schools. According to this formulae, a 6FE (1260 pupils) secondary school on a confined site should have a likely site area of 1.03 – 1.256 hectares. For the purposes of this study, all sites below 0.6ha were discounted from the master list. This is to ensure all possible sites, even those constrained by size or the availability of playing fields, are considered as part of the evidence base.
- **Policy compliance.** Sites which are incompatible with existing planning designations were removed from the master list. This includes Strategic Industrial Land, and some forms of open space such as Metropolitan Open Land³ ().
- **Area of search.** Sites outside the area of search for a new school, identified by LB Ealing as Ealing, Acton, Greenford and Hanwell, have not been long-listed.

2.3 Site Selection

This process reduced the master list of sites down to an long-list of 17 sites from the data sources described above, all of which are above 0.6ha in size⁴, and could, subject to policy constraints, meet the requirements of a school. These sites are shown in Appendix 1: Long-list site selection.

³ Some sites designated as Open Space or Employments sites have been retained where existing buildings within open space may provide the opportunity for redevelopment as a school, and / or policy constraints could be overcome.

⁴ With the exception of site S-GNP2, which is included despite being below this threshold as it is on an existing school site.

3. Recommendations and Next Steps

This report is the first stage in a process to identify suitable sites for allocating school sites, and will inform both further site analysis and is used as the evidence base for the production of the Planning for Schools DPD.

As suggested in the brief, a number of recommendations for further study are listed below. Recommendations include:

- **Further analysis of employment / industrial sites.** There may be a number of vacant or underused employment and industrial sites which have the potential to deliver a school which were not within the source documents provided for this study. Existing evidence (employment land study) or a site search may provide further potential school sites.
- **Further research into sites not within identified data sources.** Further site research should not be restricted to employment and industrial uses. There may be redundant or underused commercial or office buildings and community/civic sites in the Borough that have the potential for redevelopment or re-use.
- **Examine layout issues.** Following the production and consultation on the Planning for Schools DPD, initial site layouts may help define access arrangements, parking issues, and test whether the size of the sites are sufficient to deliver school buildings and the amount of amenity space which could also be provided. For the larger sites, the amount and configuration of enabling development could also be tested.
- **High-level viability study.** A high-level viability study of each site could test whether the allocation of a school on sites not in Council ownership would present any serious concerns over viability.
- **Define procurement / delivery timescales.** Further testing into the required timescales for the delivery and / or procurement of a new school will provide an indication of when a site has to be secured by, which will inform the site selection process.

In terms of next steps, following consultation on the sites within the Planning for Schools DPD, further analysis is required to assess the comparative deliverability of the sites within the DPD.

It is suggested that this follows the criteria based approach used for this evidence, extending the criteria to include other planning and delivery issues which need to be considered in the planning for school sites. These criteria may include:

- The availability of playing fields, whether these can be delivered on-site, or the proximity to off-site playing fields.
- Transport accessibility of sites, to be measured by PTAL or the proximity to rail stations / bus routes.
- Planning issues such as further analysis against policy constraints, neighbouring uses, sites constraints and so on.
- Delivery issues such as site ownership, existing use constraints, use values, alternative uses

Appendix 1: Municipal Projects Long-List

Site Information							Stage 1: Long-listing		
Site Name	Address	Source	Size (Ha)	Current Uses	Policy designations	Policy context	Site long-listed for Planning for Schools DPD?	Planning for Schools DPD ref.	Justification
133 Windmill Lane, Greenford		Property Strategy Disposal Sites	0.07	Community uses	Metropolitan Open Land, Community Open Space		N		Site too small
301 Ruislip Road Northolt		Property Strategy Disposal Sites	0.50	Offices			N		Site too small
Land at Greenford High	Northolt	Primary School site Selection Report	0.36			Designated as residential area and an opportunity site.	Y	S-GNP2	Potential for extension to secondary school - include despite being below size

									threshold
49-69 Uxbridge Road	Ealing W5	Development Sites DPD (EAL8)	0.86	Offices, commercial, police station	Ealing Metropolitan Centre	Site within a Metropolitan Centre. Policies 1.2(b) - office supply, 2.5(b), 2.5(d), & 2.5(e) apply, regarding commercial development and protecting the amenity and character of the Metropolitan Centre. Site designated as office-led redevelopment.	Y	S-EAL1	Meets size requirements. Policy conflicts to be assessed as could potentially deliver a school as part of mixed-use development.
51-119 Broadway, West Ealing House and West Ealing Library	West Ealing W13	Development Sites DPD (EAL17)	1.40	Commercial, library	Ealing Metropolitan Centre, site EAL16	Site is within Ealing Metropolitan Centre and includes designated retail parades. Policy 2.5 - Revitalising Ealing Metropolitan Town Centre would apply	N		Designated as development site

62/64 Green Lane Hanwell		Property Strategy Disposal Sites	0.62	Open space, allotments, school, residential	Metropolitan Open Land		N		Policy conflict as designated as Metropolitan Open Land.
91-113 Uxbridge Road	Ealing W5	Development Sites DPD	0.83	Offices, education, community use	Ealing Metropolitan Centre, site EAL10	Site within a Metropolitan Centre. Policies 1.2(b) - office supply, 2.5(b), 2.5(d), & 2.5(e) apply, regarding commercial development and protecting the amenity and character of the Metropolitan Centre.	Y	EAL2	Meets size requirements.
Acton Crossrail Station and 239/265/267/305/307 Horn Lane	Acton	Development Sites DPD (ACT7)	6.84	Industrial, commercial, railway station	Community Open Space, site ACT6	Site is a safeguarded Waste Transfer Facility and Safeguarded Aggregates Depot. Site can support Policy 1.2 (d) to provide physical infrastructure to support housing and housing and employment growth. Policy 1.2 (i) applies, which	Y	ACT1	Meets size requirements. No conflicting policy designations

						seeks to maximise the movement of aggregates by rail. Policy 2.4 seeks to regenerate the Acton Main Line Station area.			
Acton Gateway	Steyne Road/High Street/King Street/Rectory Road Acton W3	Development Sites DPD (ACT2)	0.49	Retail, car parking	Acton District Centre, Site ACT2	In District Centre, includes a designated retail frontage. Policy 2.2 - revitalising Acton Town Centre applies, particularly 2.2 (b), to develop new retail floor space, plus cultural and community facilities	N		Designated as development site
Acton Library		Property Strategy Disposal Sites	0.06	Library	Acton District Centre		N		Site for sale as part of Acton Town Hall scheme
Acton Storm Tanks		Development Sites DPD (OIS5)	2.10	Storm overflow tanks	Site OIS5		N		Site required for Thames Tunnel
Acton Town Hall Acton		Property Strategy Disposal Sites	0.38	Community uses	Acton District Centre		N		Site for sale as part of Acton Town Hall scheme
Adelaide Dock,		Property	0.28	Commercial,			N		Site too small,

Endsleigh Road, Southall		Strategy Disposal Sites		industrial					not in area of search
Adelaide Road Recycling Centre Southall		Property Strategy Disposal Sites	0.13	Commercial / industrial			N		Site too small
Albert Dane Centre Southall		Property Strategy Disposal Sites	0.17	Community uses			N		Not in area of search
Allen Court Housing Estate	Ridding Lane Greenford UB6	Development Sites DPD (OIS 7)	1.10	Residential		Relevant Development Strategy policies to the site are Policy 3.8, to protect residential neighbourhoods, and 6.3, protection of open space - site includes. Ridding Lane Public Open Space. Redevelopment as a school not policy compliant.	N		Designated as development site
Arcadia	The Broadway/Springbridge Road/Haven Green Ealing W5	Development Sites DPD (EAL3)	1.78	Retail	Ealing Metropolitan Centre, site EAL3		N		Discounted as identified for major mixed use development - SPD to follow

BEACONSFIELD ROAD	BEACONSFIELD ROAD	SHLAA Sites	0.74	Open space	Green Belt, Community Open Space		N		Not in area of search, not policy compliant
Beaconsfield Road/South Road	Southall and West London College, Former Royal Mail Sorting Office, King's Hall	Development Sites DPD (SOU3)	3.23	Education, community uses, former Royal Mail building	Southall Major Centre, site SOU3	Within Southall Major Centre and Southall Opportunity Area (London Plan)	N		Designated as development site
BENGARTH ROAD	BENGARTH ROAD	SHLAA Sites	9.85	Open space	Green Belt		N		Policy conflicts
Boatyard, Rowdell Road, Northolt		Property Strategy Disposal Sites	0.33		Green Belt		N		Site too small
Boys Club, Rowdell Road, Northolt		Property Strategy Disposal Sites	0.45	?	Green Belt		N		Site too small
Broadmead Road (Taylor Woodrow), Grand Union Village,	Greenford	Property Strategy Disposal Sites	0.12	Vacant site			N		Site already disposed of
Car Park South Ealing Road, Ealing		Property Strategy Disposal Sites	0.08	Car park			N		Site too small
Car Park, Verona Terrace Southall		Property Strategy Disposal Sites	0.06	Car park			N		Site too small
Carlton Road Day Centre		Property Strategy	0.24	Community uses			N		Site too small

Carlton Road, Acton		Disposal Sites							
Churchfield Road Car Park, Acton		Property Strategy Disposal Sites	0.15	Car park	Acton District Centre, site ACT3		N		Site too small
Cinema	59-63 New Broadway/14-22 New Bond Street/1 Mattock Lane Ealing W5	Development Sites DPD (EAL6)	0.15	Vacant site	Ealing Metropolitan Centre, site EAL6	Site within a Metropolitan Centre. Policies 2.5 - Ealing Metropolitan Centre apply. Site designated as mixed use redevelopment appropriate to the town centre.	N		Designated as development site
Colonial Drive	Chiswick W4	Development Sites DPD (ACT6)	0.71	Industrial		Proposed for residential in Development Sites DPD with B1/D1 use at ground floor.	N		Proposed for residential development
Copley Close Housing Estate	W7	Development Sites DPD (OIS6)	7.36	Residential	Site OIS6	Identified as a major intervention estate by the Council. Residential neighborhood to be protected under policy 2.10. Allocated for	N		Designated as development site

						residential development in Development Sites DPD.			
Craven House, Bilton House, and land to rear of Cavalier House	58 Uxbridge Road/1-6 Crowborough Court/1-6 Craven Road Ealing W5	Development Sites DPD (EAL9)	1.03	Residential / Commercial	Ealing Metropolitan Centre, site EAL9	In Metropolitan Centre. Relevant policies include 1.2(b) regarding new office development, 2.5(b) (d) and (e), regarding revitalising Ealing Town Centre	Y	S-EAL3	Meets size requirements. No conflicting policy designations
David Cousins Centre, Greenford		Property Strategy Disposal Sites	0.11	Community uses	Metropolitan Open Land, Community Open Space		N		Site too small
DORMERS WELLS LANE	DORMERS WELLS LANE	SHLAA Sites	3.43	Open space	Metropolitan Open Land, Community Open Space		N		Not in area of search
Ealing Broadway Crossrail Station	New Ealing Broadway Ealing W5	Development Sites DPD (EAL2)	1.62	Rail and underground station	Ealing Metropolitan Centre, site EAL2		N		Discounted as is a major public transport hub
Ealing Broadway Shopping Centre	The Broadway/High Street Ealing W5	Development Sites DPD (EAL4)	3.53	Retail, commercial, office, library, car parking	Ealing Metropolitan Centre, site EAL4	Site is within a Metropolitan Centre, and includes a designated retail frontage. Policy 2.5 - revitalising Ealing Town	N		Designated as development site

						Centre applies, particularly 2.5(a), to regenerate Ealing Town Centre and develop a vibrant and diverse range of new homes, shops, offices, sport and leisure and other public facilities			
Ealing Central Sports Ground	Perivale	Primary School site Selection Report	10.37	Open space	Metropolitan Open Land		N		Designated as development site
Eastman Road, W3		SHLAA Sites	6.83	Industrial		Designated as Locally Significant Industrial Land	Y	S-ACT3	Meets size requirements. Policy conflicts to be assessed due to potential for delivery
Eversheds Sports Ground	Hanwell	Primary School site Selection Report-Update	1.83	Open space	Metropolitan Open Land, Community Open Space	Designated as public open space and Metropolitan Open Land	Y	S-HAN1	Meets size requirements. Policy conflicts to be assessed
Former B&Q Site	Northolt	Primary School site Selection Report	0.94	Retail	Employment site	In a LSIL	N		Policy conflicts

Former Barclays Sports Ground	Ealing	Primary School site Selection Report-Update	0.86	Open space	Metropolitan Open Land, Community Open Space		Y	S-EAL4	Meets size requirements. Policy conflicts to be assessed due to potential for delivery
Former BT Telephone Exchange	Gordon Road West Ealing W13	Development Sites DPD (EAL13)	1.45	Former BT building	Site EAL13	Site is within a residential area -, and such Policy 2.10 would apply, along with the relevant parts of policy 1.2 - A Vision for Ealing and Policy 2.1 - Realising the potential of the Uxbridge road corridor would apply.	Y	S-EAL5	Meets size requirements. No conflicting policy designations
Former Disraeli Nursery, Southall		Property Strategy Disposal Sites	0.16	Former nursery building			N		Site too small
Former King Fahad Academy	Ealing	Primary School site Selection Report	1.04	School		Site is within a residential area -, and such Policy 2.10 would apply, along with the relevant parts of policy 1.2 - A Vision for Ealing and Policy 2.1 -	Y	S-EAL6	Meets size requirements. No conflicting policy designations

						Realising the potential of the Uxbridge road corridor would apply.			
Former Mandeville School (Eden School)	Northolt	Property Strategy Disposal Sites	0.46	Vacant			N		Site too small
Greenford Green	Oldfield Lane North/Oldfield Lane/Greenford Road/Rockware Avenue Greenford UB6	Development Sites DPD (OIS8)	10.30	offices, industrial	Employment site, site OIS7		N		Already considered for school site
Greenford Lodge Greenford		Property Strategy Disposal Sites	0.28	Community uses			N		Site too small
HATHAWAY GARDENS	HATHAWAY GARDENS	SHLAA Sites	2.75	Open space		Designated as Community Open Space	N		Designated as open space, site of Hathaway Primary School
Havelock Estate	Havelock Road Southall UB2	Development Sites DPD (SOU7)	18.14	Residential, retail	Community Open Space, site SOU7	Southall Opportunity Area (London Plan), Open space, allotments.	N		Designated as development site
HIGH LANE	HIGH LANE	SHLAA Sites	0.74	Open space	Metropolitan Open Land		N		Designated as MOL
HILLCREST ROAD	HILLCREST ROAD	SHLAA Sites	4.50	Open space	Metropolitan Open Land		N		Designated as MOL

Iceland, Quality Foods and 63-95 South Road		Development Sites DPD (SOU2)	1.30	Retail, car parking	Southall Major Centre, site SOU2	Within Southall Major Centre and Southall Opportunity Area (London Plan)	N		Designated as development site
ISLIP MANOR ROAD	ISLIP MANOR ROAD	SHLAA Sites	2.71	Open space	Green Belt, site of Willow Tree Primary School		N		Designated as Green Belt
Johnson Street	Southall UB	Development Sites DPD (SOU10)	2.92	Community uses, industrial	Site SOU10		N		Not in area of search
Kellogg Tower	Greenford Road	SHLAA Sites	3.01	Commercial	Metropolitan Open Land		N		Designated as MOL
KING GEORGES DRIVE	KING GEORGES DRIVE	SHLAA Sites	6.60	School, open space	Green Belt, Community Open Space	Currently used as Primary School, Community Open Space	N		Designated as Green Belt
Lammertons	23-45 High Street/7-11 New Broadway/Sandringham Mews Ealing W5	Development Sites DPD (EAL5)	0.62	Retail, car parking	Ealing Metropolitan Centre, site EAL5	Site within a Metropolitan Centre, designated retail frontage and Ealing Town Centre Conservation Area. Policies 2.5 - Ealing Metropolitan Town Centre applies. Proposed for mixed use	Y	S-EAL7	Meets size requirements. Policy conflicts to be assessed due to potential for delivery

						development appropriate to town centre.			
Land Adjacent to Resource Centre, Southall		Property Strategy Disposal Sites	0.24	Offices, community uses			N		Site too small, not in area of search
Land at Northala Fields Western Avenue, Northolt, UB5 6AH	Western Avenue	SHLAA Sites	23.71	Open space	Green Belt, Community Open Space	Designated as a Metropolitan Park, as part of the Northolt & Greenford Countryside Park	N		Designated as Green Belt
Land at Perryn Road, Acton		Property Strategy Disposal Sites	0.36	Vacant			N		Site too small, site required for new footbridge
Maitland Yard	1-41 Broadway/Leeland Terrace West Ealing W13	Development Sites DPD (EAL10)	0.63	Residential, retail, car parking	Ealing Metropolitan Centre, site EAL14	Within Metropolitan Centre, includes designated retail frontage. Policy 2.5 (Ealing Metropolitan Centre) applies.	N		Designated as development site
Northolt Grange Community Centre Northolt		Property Strategy Disposal Sites	0.26	Community uses			N		Site too small

Oaks Shopping Centre and Churchfield Road Car Park	Acton W3	Development Sites DPD	0.89	Retail, car parking.	Acton District Centre, Community Open Space, site ACT3	The site is In a District Centre, and includes a designated retail frontage. Policy 2.2 - revitalising Acton Town Centre applies, particularly 2.2 (b), to develop new retail floor space, plus cultural and community facilities. It may be possible to include educational uses to ensure policy compliance, but planning and delivery issues may make this unachievable.	N		Designated as development site
OLDFIELD LANE NORTH	OLDFIELD LANE NORTH	SHLAA Sites	2.14	Open space		Designated as open space	N		Designated as open space
Oldfield Road Car Park, Greenford		Property Strategy Disposal Sites	0.42	Car park	Greenford District Centre		N		Site already disposed of

Park Royal Southern Gateway	Park Royal W3	Development Sites DPD (OIS1)	5.63	Residential, commercial, hotel, industrial	Part of site SIL, site OIS1	Designated as an Opportunity Area in the London Plan. Policy 3.4 of the Development Strategy proposes the redevelopment of the Southern gateway for office and residential use, alongside improvements to the Station to create a gateway to the Park Royal Opportunity Area	Y	S-ACT5	Meets size requirements. No conflicting policy designations
Playing Field	Windmill Lane	SHLAA Sites	0.78	Open space	Metropolitan Open Land, Community Open Space		N		Not in area of search, not policy compliant
Queens Drive	Ealing	Primary School site Selection Report-Update	0.78	Industrial		Used for employment uses and as such protected by policy.	N		Policy conflicts
Ravenor Park Farm	Oldfield Lane South Greenford UB6	Development Sites DPD (GRE1)	0.66	?	Greenford District Centre, site GRE1	Policies 3.5 (enhance and consolidate Greenford Town Centre), 5.5 (Promoting Parks) and 6.2 (Social infrastructure)	N		Designated as development site. Proposed development for mixed use. Site currently

						apply. Proposed allocation is for mixed use development including residential and community use.			partly used and not considered deliverable in required timescale.
Resource Centre Southall		Property Strategy Disposal Sites	0.05	Offices, community uses	Site SOU8		N		Site too small, not in area of search
Roslin Road / Stirling Road Industrial Estate	Acton	Primary School site Selection Report	1.39	Industrial		In a LSIL	N		Policy conflicts
Roslin Road Car Park		Property Strategy Disposal Sites	0.14	Car park			N		Site too small
ROWDELL ROAD		SHLAA Sites	6.72	Open space		Designated as a Metropolitan Park, as part of the Northolt & Greenford Countryside Park	N		Designated as open space
SMITHS FARM AND ALLENDALE	KENSINGTON ROAD	SHLAA Sites	1.38	Open space		Designated as a Metropolitan Park, as part of the Northolt & Greenford Countryside Park	N		Designated as open space

South Ealing Road	South Ealing Road	SHLAA Sites	9.46	Open space, Community Open Space		Designated as Community Open Space	N		Designated as open space
Southall Crossrail Station, Gurdwara Sri Singh Saba and Park Avenue	South Road/Park Avenue Southall UB1	Development Sites DPD (SOU4)	3.54	Gurdwara, industrial, commercial	Southall Major Centre, site SOU4	Site is within a Major Centre. Policy 2.8 seeks to provide appropriate infrastructure to support housing and employment growth, alongside policy 6.2. Policy 2.8, to revitalise Southall Town Centre is applicable to this site.	Y	S-SOU2	Meets size requirements. No conflicting policy designations
Southall East	The Arches, The Lines, Middlesex Business Centre and Charles House, Merrick Road	Development Sites DPD (SOU6)	8.76	Commercial, industrial.	Site SOU6	Partly within Southall Major Centre and within Southall Opportunity Area (London Plan)	Y	S-SOU1	Meets size requirements. No conflicting policy designations
Southall Market	44-96 High Street Southall UB1	Development Sites DPD (SOU1)	1.13	Retail, car parking, residential	Southall Major Centre, site SOU1	Within Southall Major Centre and Southall Opportunity Area (London Plan)	N		Not in area of search
Southall West (Southall Gas Works)	The Straight Southall UB1	Development Sites DPD (SOU5)	37.23	Car parking, vacant development sites	Southall Major Centre, site SOU5		Y	S-SOU3	Meets size requirements. No conflicting policy

									designations
Southern Land Parcel below Downs Barn Farm Northolt	RUISLIP ROAD	SHLAA Sites	5.77	Open space		Designated as green belt and nature conservation area	N		Designated as open space
St Bernard's Hospital		Development Sites DPD (OIS9)	5.04	Hospital, residential	Site OIS8		N		Not in area of search
Stirling Road Day Centre		Property Strategy Disposal Sites	0.54	Community uses		In a designated LSIL	N		Policy conflicts
The Green		Development Sites DPD (SOU8)	8.31	Retail, commercial, community, industrial, car parking	Southall Major Centre, site SOU8	Within Southall Opportunity Area (London Plan) and King Street Neighbourhood Centre	N		Not in area of search
TWYFORD ABBEY	TWYFORD ABBEY ROAD	SHLAA Sites	5.46	Open space		Designated as Metropolitan Open Land and includes Heritage Land.	Y	S-ACT4	Meets size requirements. Policy conflicts to be assessed due to potential for delivery
Twyford Sports Ground	Acton	Primary School site Selection Report-Update	1.55	Open space, Community Open Space		Designated as a community open space	N		Designated as open space

UNIVERSAL OFFICE SUPPLIES LTD, SLL	TRIDENT WAY	SHLAA Sites	0.28	Industrial, commercial			N		Not in area of search
West Acton Community Centre Acton		Property Strategy Disposal Sites	0.36				N		Site too small
Western Avenue Sites South of Park View to North of Railway		Development Sites DPD	0.37	Vacant	Site OIS3	Proposed allocation is for commercial uses in Development Strategy. Policy 5.3 - enhance Green Corridor applies.	N		Designated as development site
Western Avenue Sites South of Railway		Development Sites DPD	0.61	Vacant	Site OIS4	Proposed allocation is for commercial uses in Development Strategy. Policy 5.3 - enhance Green Corridor applies.	N		Designated as development site
Western Avenue Sites South of Railway		Development Sites DPD	0.37	Vacant	Site OIS3	Proposed allocation is for commercial uses in Development Strategy. Policy 5.3 - enhance Green Corridor	N		Designated as development site

						applies.			
Whitton Drive Allotments		SHLAA Sites	0.75	Allotments, Community Open Space		Designated as allotment sites	N		Policy conflicts
Wickes	83-101 Boston Road Hanwell W3	Development Sites DPD (HAN3)	0.84	Retail, car parking	Hanwell District Centre, Site HAN3	Within Hanwell District Centre, designated retail frontage. Proposed for improved and additional retail space with introduction of residential.	Y	S-HAN3	Meets size requirements. Policy conflicts to be assessed

Appendix 2: Case Studies

Case Study 1: Bridge Academy, Hackney



School size:	6FE (900 pupils) + 6 th form (250 pupils)
Building size:	Total school footprint: 5870m ² Total floorspace: 15,000m ²
Completed:	2008
Architect:	BDP
Value:	£33m

Description:

- Site is located next to the Regent's Canal in Hackney, East London. Located near to 3-4 storey flats, close to a main road, on a street that also features newer apartment blocks and light industrial commercial units
- The building is a seven storey, terraced building on a small site
- The school specialises in music and mathematics and is to be accessible for community use out of hours
- The horseshoe shaped building features an outdoor amphitheatre and 450 seat performance space and dance studio built on top of the ground floor car park
- The school's central square is its social hub where activities take place to bring students and staff together as well as hosting events for the community and visitors.
- There is a separate sports hall building adjacent to the main building which has been built with up to half its depth below ground, and will also incorporate a sports pitch on its roof
- The classrooms vary in shape and size and can be adapted for small or large groups
- The flexibility of the building will help the school as the number of students grows.

Case Study 2: St. Paul's Way School, Tower Hamlets



School size:	5FE (725 pupils) + 6 th form
Building size:	Total footprint: 23,277m ² (includes non-school buildings) Total floorspace: 12,500m ²
Completed:	2010
Architect:	AStudio
Value:	£36m

Description:

- Built on an urban street also featuring 3-4 storey flats, community uses, medical centre
- Is in an area of high deprivation and is part of a wider regeneration programme in the area
- Built on a tight and relatively urban site, the building footprint was optimized to maximize the amount of external space, while the overall amount of open space was increased
- The building has been designed with a frontage directly onto the street, and has no fences or gates surrounding the school buildings
- Building is over three floors, with public uses at the ground floor to aid its dual use
- Includes extensive community uses, including a public library, a theatre and sports provision
- The building features 4 linked areas, each of which includes flexible classroom space which can be adapted into smaller or larger teaching environments

Case Study 3: Mossbourne Academy, Hackney

School size:	5FE (900 pupils) + potential for future 6 th form
Building size:	Total school footprint: 12,500m ² Total floorspace: 8317m ²
Completed:	2010
Architect:	Richard Rogers Partnership
Value:	£25m



Description:

- Built on a constrained, triangular brownfield site bordered by railway lines on two sides.
- The building is in a 'V' shaped configuration, with its back to the railway lines and its front facing Hackney Downs park to the north
- The building is a 3-storey timber frame construction
- Academy includes a sports centre, cyber-café and an organic kitchen garden
- School also includes facilities open to the wider community
- Academy specialises in ICT

Case study 4: Pimlico School, Pimlico

School size:	1050 pupils + 200 place 6 th form
Building size:	Total school footprint: 18,200m ² Total floorspace: 12,810 m ² (GIA)
Completed:	2011
Architect:	ArchitecturePLB
Value:	£20m



Description:

- Built on a constrained, island site, flanked on all sides by Conservation Areas
- the project also provides a new home for Pimlico Library and a new local centre for Westminster's Adult Education Service
- Pimlico Library has been designed as a 'dual purpose' library, serving both the general public and the Academy.
- The Academy itself is arranged around a new courtyard, maximising external spaces available on site
- External spaces are arranged below ground level to reduce noise

Case study 5: Chelsea Academy, Kensington & Chelsea

School size:	810 pupils + 250 place 6 th form
Building size:	Total school footprint: 9,737m ² Total school floorspace: unknown
Completed:	2010
Architect:	Fielden Clegg Bradley
Value:	£30m



Description:

- Built on a constrained urban site in Chelsea
- The building design responds to the constrained nature of the urban site and is designed to fit in with the residential character and townscape of the local area
- Includes highly adaptable spaces to provide for future flexibility of the building
- The building is built up to the boundary on virtually every elevation, and uses every part of the roof space for play and external recreation.
- Includes a full size semi-enclosed multi-use games area, a training size games area on the roof above the activity hall, and other play terraces between the main school departments across the site
- Also includes a sports hall, a dance room / small gymnasium, and a central learning resource centre including book, IT facilities, study areas
- External areas provide areas for socialising

Appendix 3: Planning and Design Issues – Converting Industrial / Commercial buildings into education use

Context

Commercial Buildings

Commercial buildings can cover a wide range of building types, ages, specifications and locations; so providing generic guidance regarding the conversion of these types of buildings should be treated with caution. For example some commercial space is built with a specific tenant and type of use in mind, making conversion into other uses difficult (for example the GSK Offices in Greenford), whereas speculatively built space, of which there was been a proliferation while the property market was buoyant, may be more suitable to other uses.

As much commercial space is built with accessibility in mind, then often office or commercial space is built within town centres, along public transport routes, or in other accessible locations. This is also useful if considering its appropriateness for educational use.

The current state of the office market has resulted in often large buildings being under-occupied or vacant, which may present the opportunity for using these buildings for other uses (notwithstanding other policy constraints and economic factors).

There are a number of elements of commercial buildings which could make them particularly suitable for conversion into schools. These include:

- Commercial buildings built without specific users in mind which result in adaptable and flexible buildings
- Commercial buildings often have circulations space (corridors, stairways) which work both vertically and horizontally
- Buildings created with multiple tenants in mind, meaning they are suitable for subdividing for school use
- Generous floor to ceiling heights
- Good natural light and energy efficiency
- Good vehicular access and proximity to public transport. Surface car parking can be retained and converted into outdoor recreation space.
- Good infrastructure such as ICT links and utilities

Community Buildings

The reduction in funding for public bodies, changing patterns of delivering services, and the need for local authorities to consider how they use their assets has meant that there are often civic or community buildings which could be used for other uses such as schools. There are a number of factors concerning civic buildings which make them particularly suitable for converting into schools. Such factors include:

- Favourable policy context or designations meaning conversion is relatively straightforward in planning terms
- Civic buildings are often in accessible locations, are at the heart of the community, and have an existing community focus
- Civic buildings often include large open plan areas which can be used by schools for communal use or for sub-division
- Civic buildings such as churches may be particularly suitable for use as primary schools

Industrial Buildings

Industrial buildings or buildings in employment areas can include a wide range of different building types, from industrial modern sheds to older brick-built warehouses. Most industrial buildings tend to have functional, efficient internal areas that offer opportunities for re-modelling for other purposes. Key elements of industrial buildings that affect their ability for conversion into education use include:

- Often industrial buildings have regular floorplates allowing adaptability for subdivision
- Older buildings often have large windows providing a good supply of natural daylight
- External walls are often solid enough to withstand internal reorganisation
- Industrial buildings often have generous lift and stair access

Sources

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