

New Sutton Secondary School (NS3)

Project Update: Issue 2, May 2016

This is the second NS3 project update. For further updates and basic information on the project please visit

www.sutton.gov.uk/newsecondaryschool . If

you have any questions about the content of this update please contact

newschool@sutton.gov.uk.



Progress since the last update

Since issue 1 was published in March 2016, the project has progressed into the detailed design stage of the programme with a preferred option. Set out below is how the design team have reached this point.

The design team, after extensive iterations and alterations, prompted by a number of factors, agreed on two strategic options (pictured below) to take through the first round of consultations (including the member's briefing on 26 April). Over 3200 residents and stakeholders were invited to a public meeting at the Institute for Cancer Research on the 12 May to review these options. Other consultees have included planning officers, Haptic (the lead consultants working on the development framework for the London Cancer Hub) and a dedicated Resident's Reference Group.

(Options A and B as shown in public consultation meeting - 12 May)



Option A



Option B

take part, take pride



The feedback received for both options has been captured by the design team and used to inform the development of the preferred option (pictured below). The preferred option is a development of Option B and here we have included some of the key ways in which the preferred option responds to the feedback gathered throughout the first round of consultations. This will be shared more fully during the second round of public consultations in June.

There is still a lot of work to be undertaken on this option, which will be refined further by the Design Team as we move into the next stage of detailed design and continue consultation activities with interested parties, including the Local Planning Authority.



Summary of how the preferred option responds to the feedback received;

- Massing on the northern boundary with Chiltern Road has been reduced to 3 storeys given concerns raised by residents. Increased massing to the rear of the site compensates.
- The northern most block has been stepped on the plan to reduce impact / presence on Chiltern Road and now retains the two high value Monterey Cypress trees on site which have been identified as key trees to retain by the LBS Tree Officer.
- Maximum parking provision (as allowed in the London Plan) is proposed on site, with some parking accommodated in an undercroft car park below the MUGA.
- The MUGA has been set further away from the eastern boundary than previous designs, reducing its impact on the neighbours on Chiltern Road to the east.
- Vehicular access to the site via Chiltern Road remains as proposed in previous options. Some residents have voiced opposition to this approach preferring either for (i) a new access road to be constructed from Brighton Rd in line with the 'LCH green spine' proposals to allow access from the southern boundary of the site OR (ii) to use the existing access from the Brighton Road /Chiltern Rd / Cotswold Road Junction. Access from Chiltern Road has been deemed the safest option by LBS Highways officers and WSP, transport consultants.
- Option (i) above is not possible at this stage because LBS don't own the land to enable this to happen nor would the budget for the school allow for such a major piece of infrastructure - this eventuality is 'masterplanned' into the designs but

would be delivered through the London Cancer Hub proposals if they come forward. Option (ii) is possible but is not recommended by the Highways authority on safety grounds as well as the likely impact on what is currently a poor junction. Our current strategy, subject to detailed design, therefore remains the preferred option.

- The design of the building respects the wider vision for the Sutton hospital site with Haptic supporting the preferred design's civic presence on the junction at Brighton Road, Chiltern Road and Cotswold Road and the relationship it would have along the proposed LCH green spine to the south west of the site.
- The preferred option retains a central courtyard and has the potential for effective landscaping to maximise the use of external space on site - a key issue for the school.
- There remain a number of issues that need to be resolved on the preferred option and there will be examples of feedback from consultees that the Design Team are unable to fully address or reconcile given the often competing issues that exist. Some of the key issues that require further consideration include (i) impact on trees, (ii) access strategy, (iii) design and visual amenity.

Transport and Travel

Through the first round of consultations, the greatest number of concerns were with regard to the infrastructure of the surrounding roads, the junction at Brighton Road, Chiltern Road and Cotswold Road and public transport provision, accommodating the increased trips produced by the new school.

Transport consultants [WSP](#) are currently undertaking work to produce the Transport Assessment which will advise on what mitigation may need to be introduced to accommodate the increased trips created by the school and ensure safe travel for residents, students and staff around the site. This will form part of the planning application.

The design team are also working up a school travel plan, the aim of which is to encourage the promotion and use of sustainable modes of transport by staff and students.

Conversations with TFL have also taken place, beginning a dialogue about improving public transport provision for the site.

Free School Providers

- Meetings with all three potential providers have taken place to review the proposals. All providers are supportive of the feasibility options identified above. All three prospective providers (the [Diocese of Southwark](#), [Cheam Academies Network](#) and [Harris Federation](#)) agreed with the [educational brief and vision](#) for the school and have committed to implementing the school travel plan in principle.
- Conversations with the Education Funding Agency are ongoing, with initial support confirmed for the draft high level business case which sets out the case for LBS to

deliver the building project on their behalf (should a Free School be approved in September this year).

What we will be doing next

- The preferred option will be worked up into a detailed design to be shared throughout round 2 of consultations. This will include the 2nd resident's reference group and a public consultation exhibition on the 13th of June at St. John's Community Centre. The second round of consultations will provide more detail on the proposals over and above simple block plans (e.g floor plans, site landscape, elevation drawings showing its appearance, possible materials etc...)
- Further meetings with the three potential providers are planned in mid-June to share the detailed design for the school.
- Continued conversations with the Local Planning Authority as well as meetings with Transport for London (TfL) and the Greater London Authority (GLA) to review the plans as they progress.
- Continued dialogue with LCH consultants and architects to ensure cohesion in designs and the wider vision of the site.
- Third round of consultations will take place through late June and early July.
- We will be preparing a planning application to be submitted to the Local Planning Authority in August 2016.

Questions? Want to find out more?

All of the information from the consultation meetings is posted on the Council's website together with Frequently Asked Questions. You can also contact us using the email address below:

www.sutton.gov.uk/newsecondaryschool

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