

New Sutton Secondary School (NS3)

Project Update: Issue 3, July 2016

This is the third 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.



Update

- In the May update, the option (on the right) had been agreed to be taken forward into the development design stage of the programme.
- Consultation meetings took place on 3 and 6 June (residents reference group) and 13 June (public consultation) which was attended by approx. 50 attendees
- Ongoing pre-application advice has been taken from the LPA and the GLA in this period also.



Further design work

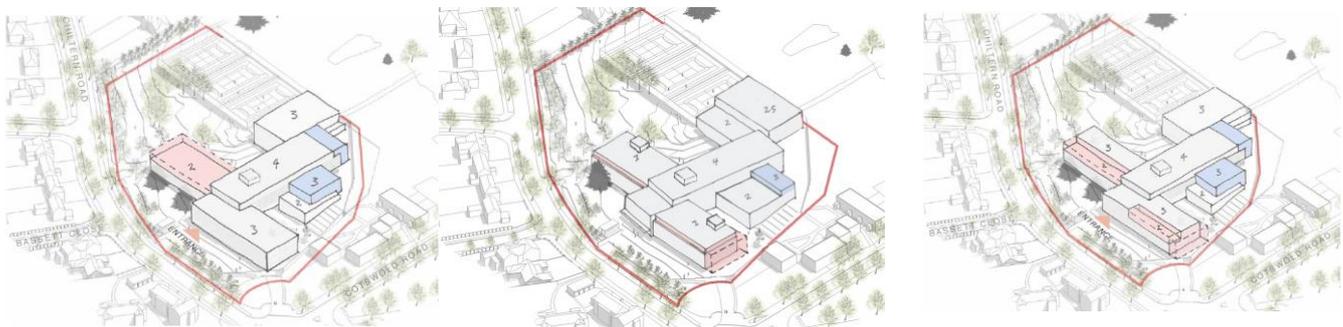
As a result of the second round of consultations, the design team have developed further iterations of the above option, in order to address key concerns raised by some residents; namely the extent of the massing along Chiltern Road and the relationship between the school and surrounding residential buildings. The following options each attempt to address the key concerns

- **Option 1** - Reduces massing on Chiltern Road by reducing the NE wing to 2 storeys but maintains 3 storeys for 'civic' presence at key N-W corner. Accommodation added above assembly hall - increases mass located near the nurses' accommodation.

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- **Option 2** - Third floor set back slightly along majority of the Chiltern Road frontage to reduce the visual impact of three storey massing. Maintains 3 storeys for 'civic' presence of the school including at key N-W corner. West wing shortened at N-W corner to reduce impact on adjacent houses to west (nurses accommodation). Accommodation added above assembly hall - increases mass located near the nurses' accommodation.
- **Option 3** - Two storey frontage presented to Chiltern Road (front wings), third storey setback to half a storey to reduce visual impact from street level. West wing shortened at N-W corner to reduce impact on adjacent houses to west (nurses accommodation). Accommodation added above assembly hall - increases mass located near the nurses' accommodation. Central wing extended, South.



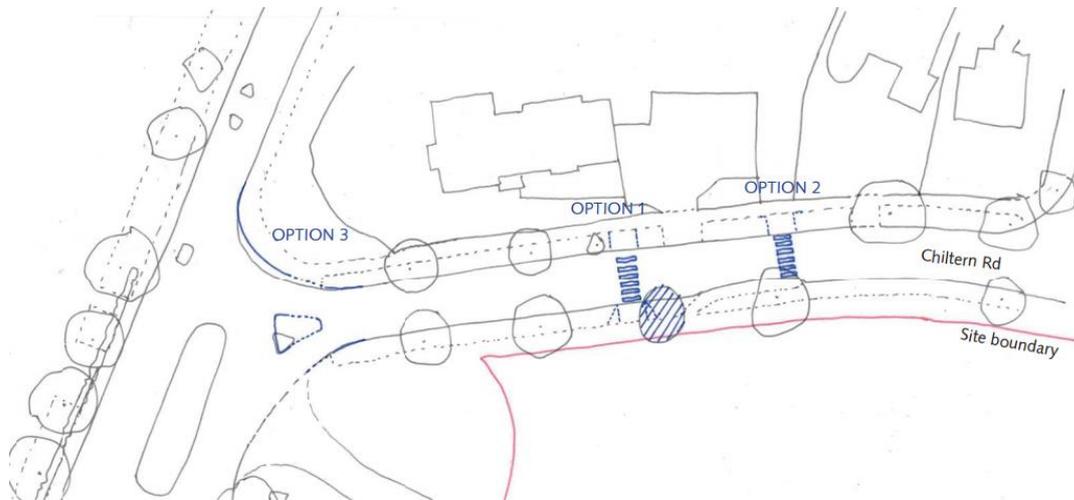
Option 2

Option 3

Option 1

Transport and Travel Update

- In principle agreement with highways officers has now been reached with respect to proposed access strategy including (i) vehicular access from Chiltern Rd rather than Brighton Rd junction, (ii) IN junction from newly created entrance on Chiltern Road, (iii) OUT junction from existing exit on Chiltern Road (but widened). (iv) No pupils pick up or drop off provided on site.
- Further swept path analysis and visibility splays undertaken on entrance and exit and confirmed in principle with Highways officers including coach access to the site.
- Speed surveys on Chiltern Rd undertaken and servicing management plan and parking management plan underway.
- Next steps - location of pedestrian crossing on Chiltern Road remains outstanding (see options we are consulting on below), road safety audit, pre application meeting with TfL, feasibility study on Brighton Road / Chiltern Rd junction, completion of School Travel Plan and full transport assessment to complete.



Landscape Strategy

- A strong landscaping proposal has been developed and has been received well by planning officers as well as the GLA. More information will be available from 13 July but its main features consist of:
 - Providing a generous ‘buffer’ garden between the buildings and Chiltern Road.
 - Accommodates a variety of trees and shrubs, including some retained trees and some of the existing hedgerow. These garden spaces will promote a verdant character along the northern site boundary and will provide a degree of visual screening to help protect visual amenity.
 - The site’s topography will be used to create a series of slopes, terraces and stepped access between the playground and the Games Court. Between each terrace, seating steps and sloped paths allow full access to the upper level and importantly maintain levels around existing trees. These terraces converge to establish an amphitheatre backed by the large group of existing trees which serve to screen the parking beyond.

What we will be doing next

- Round three of consultations to take place throughout July.
- Iterations of the control option will be analysed and feedback on them will contribute to developing the final design.

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- Consultations will also ask for views and opinions on the architectural treatment of the final design including materials, form and facades.
- Once the building massing and footprint are decided upon, detailed design of building materials and architectural treatment will be worked up.
- 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.
- A final information exhibition will be held in September to share the final design which will be submitted to the Local Planning Authority.
- We will be preparing a planning application to be submitted to the Local Planning Authority in September 2016 (originally planned for August but deferred because of additional design work described above).

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

newschool@sutton.gov.uk

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