



ARK Putney Academy Refurbishment Project



Summary of Previous Consultation

Pre-planning application consultations to date:

- Numerous consultations with English Heritage
- Consultations with WBC Planning
- 28 Nov 2012 APA Parent briefing session
- 28 Nov 2012 Briefings given to Y7,8, 9 and 10 student groups
- 28 Nov 2012 Briefing given to APA staff
- 03 Dec 2012 Presentation to Leader
- 04 Dec 2012 Ward Councillors presentation
- 05 Dec 2012 Public consultations
- 08 Dec 2012 Public consultations
- Approx 42 people visited Lend Lease exhibition including Manorfields residents, Putney Society members, Westleigh Ave residents and Hayward Gardens residents
- 11 Feb 2013 Update briefing to WBC Ward Councillors
- 20 Feb 2013 Consultation with West Row residents

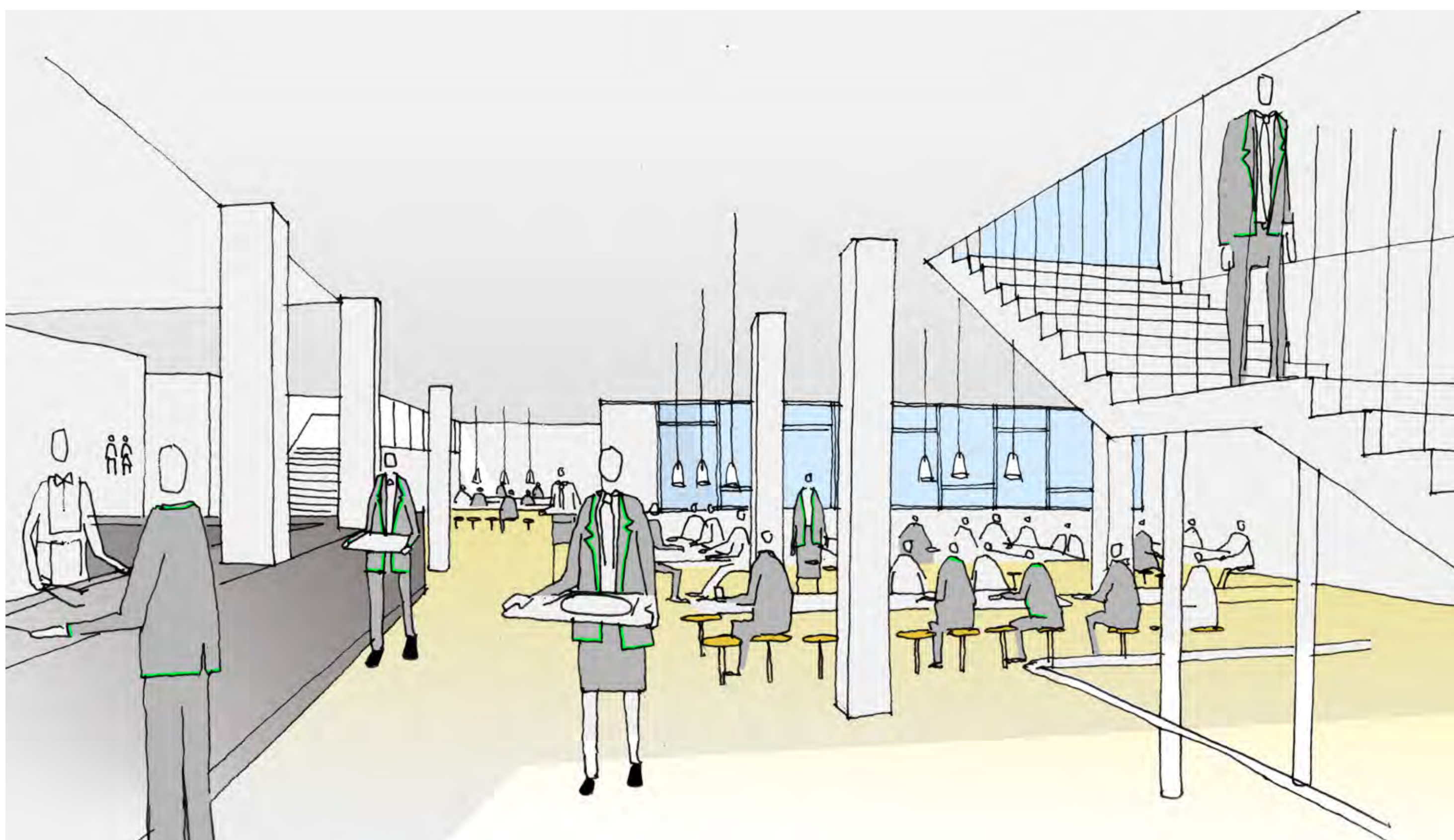


Comments summary:

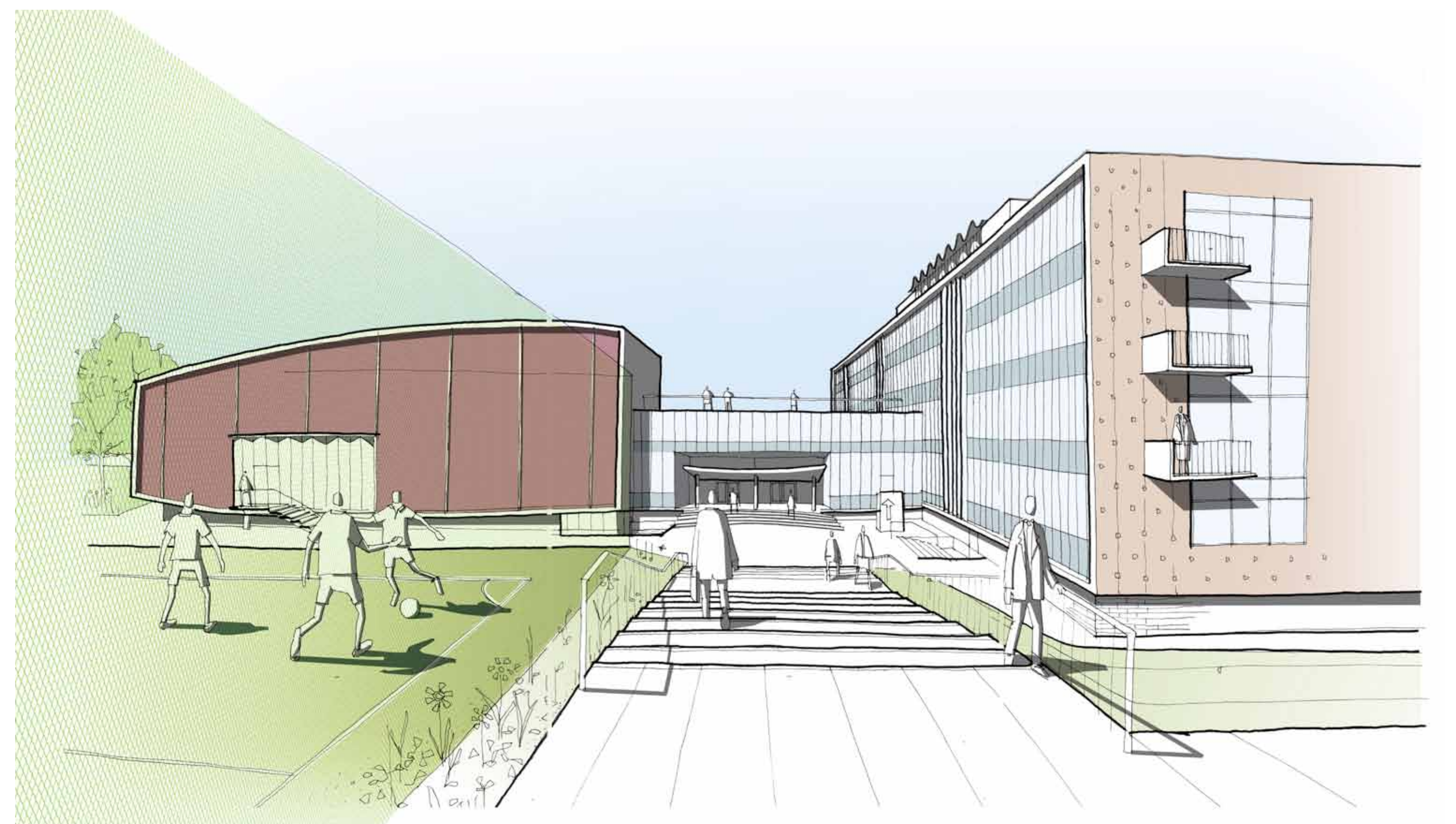
- General support for improving the school buildings and new sports hall
- Some felt that school should be demolished and a new school provided
- Lack of sympathy with existing buildings
- Grounds should not be sold to pay for work to school
- Save Elliott School campaigners object to demolition of the gyms.
- Queries regarding height and colour of new sports hall
- Queries about MUGA floodlighting impact and times
- Concern about vibrations and disruption from demolition and works
- Concern that the designated open space within the residential site to south of sports hall now has housing on it.
- Positive comments on the thoroughness of the presentation
- Concern about play space for pupils
- Comparisons made with Haggerston School
- Positive comments on the proposals
- Request to salvage the tiled mural.



<< Photographs from previous consultation (December 2013)



<< Indicative view of new dining hall



<< Indicative view of main entrance approach



ARK Putney Academy Refurbishment Project

Why is the School Listed?

Ark Putney Academy (formerly Elliott School) was statutorily listed at grade II on 30 March 1993. The list description for the school buildings states:

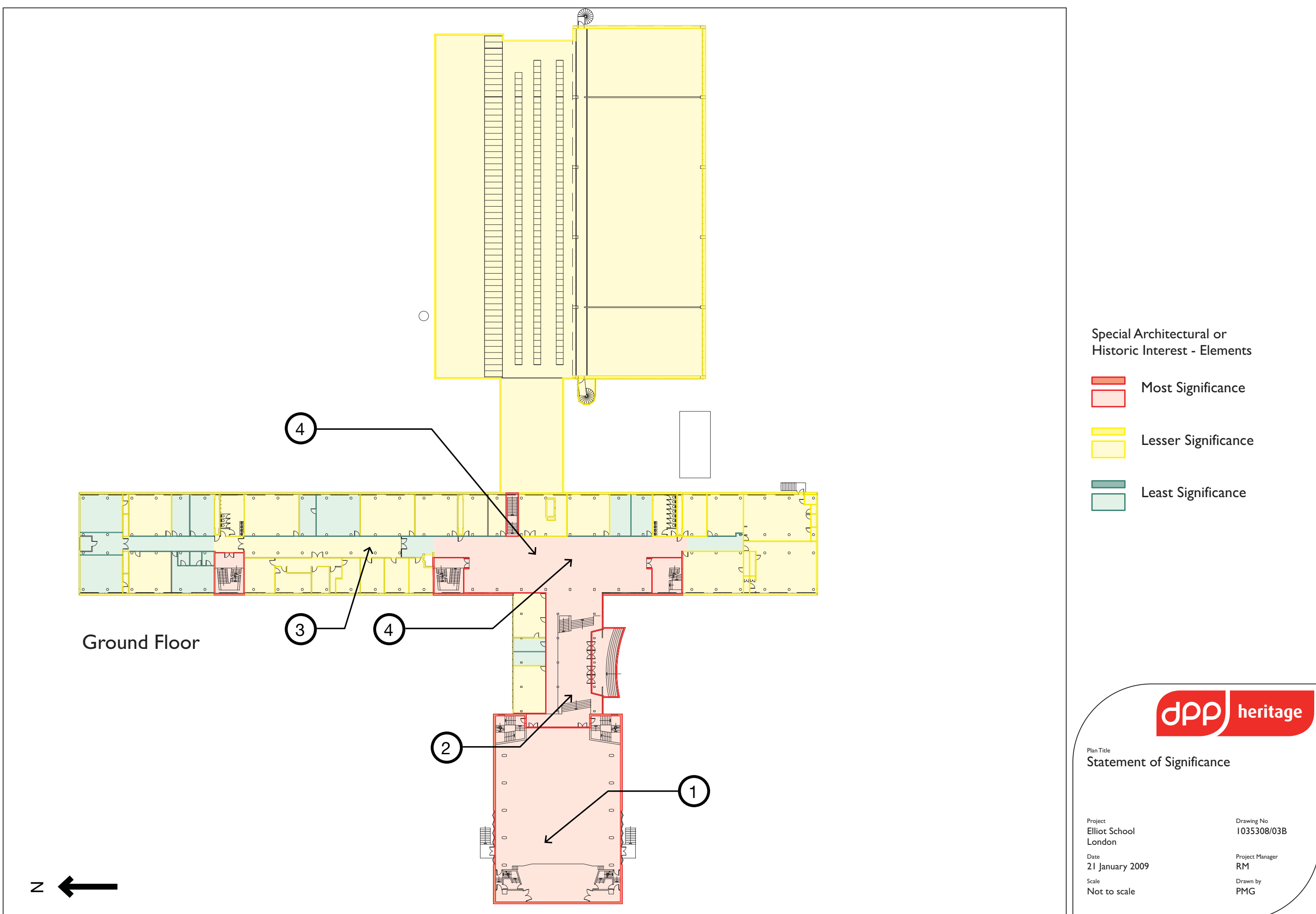
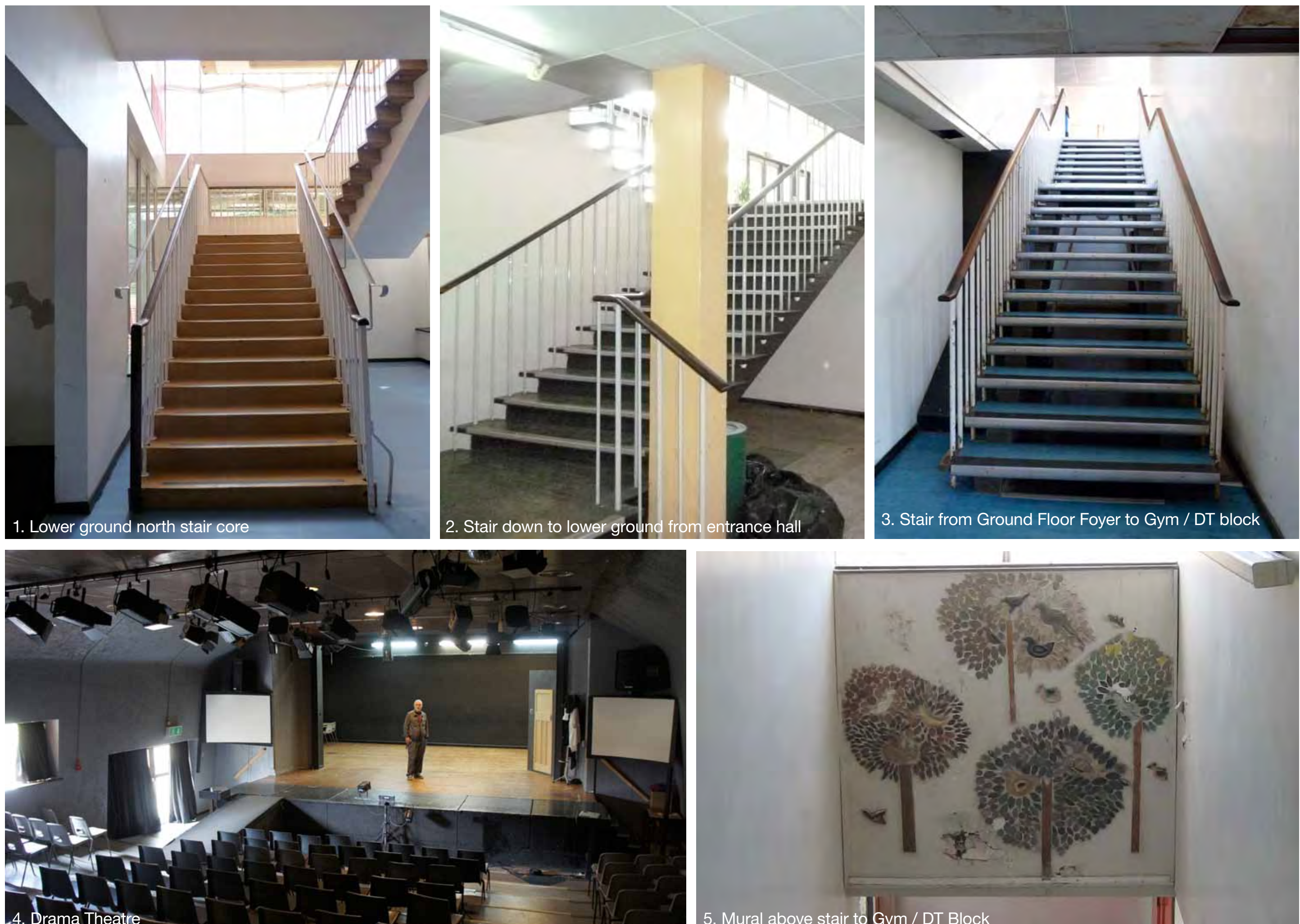
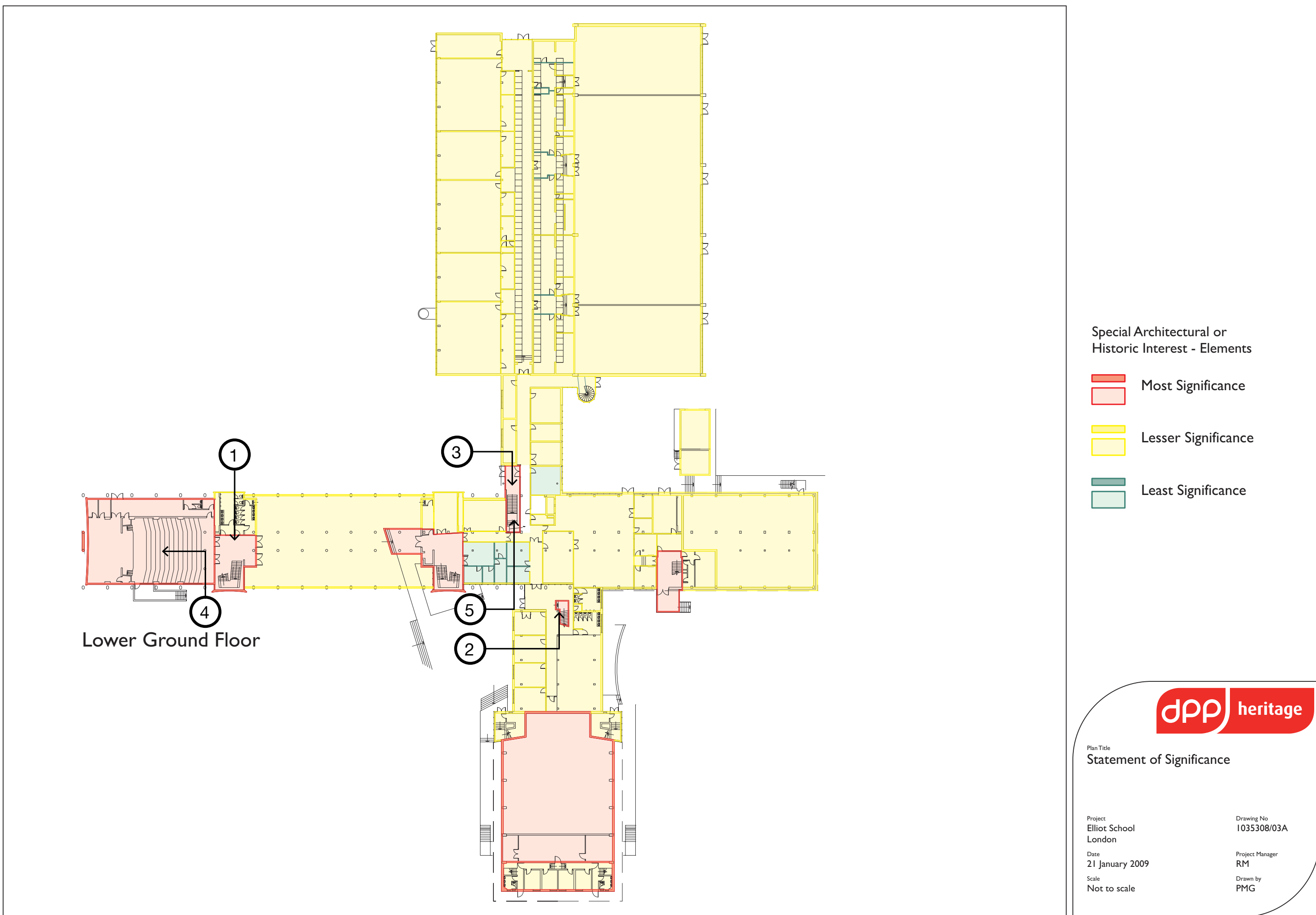
'PULLMAN GARDENS
TQ 27 SW
SW15 1207/3/10010
Elliott School
II

Purpose-built comprehensive school. 1955-56. G.A. Trevett of London County Council. Reinforced concrete frame with brick and curtain walling with coloured panel spandrels; also render and tile-cladding. Cruciform plan with six storey teaching block with assembly hall and entrance wing on one side and gym on the other. Glass curtain walled teaching block with pale grey spandrel panels of glass and serrated glazing to stair- cases: Top storey to core with wavy roofline. Strongly sculptural assembly hall with rendered sides. Entrance with narrow cantilevered canopy rising upwards. Patterned tile panels to rear.'

Statement of Significance

During the previous BSF process, DPP Heritage were commissioned by Wandsworth Borough Council to prepare a 'Statement of Significance' to inform the proposals for the alteration and refurbishment of the school. The statement analyses and assesses the special architectural and historic interest of the listed building on the basis of visual survey, historical research and comparative analysis. The areas or elements of the building and its setting which are most sensitive to change are identified in order to inform discussions regarding future works of refurbishment and alteration.

Below and on the adjacent board are the plan extracts from this document. The full document is available on Wandsworth's website.





ARK Putney Academy Refurbishment Project

Why is the School Listed?

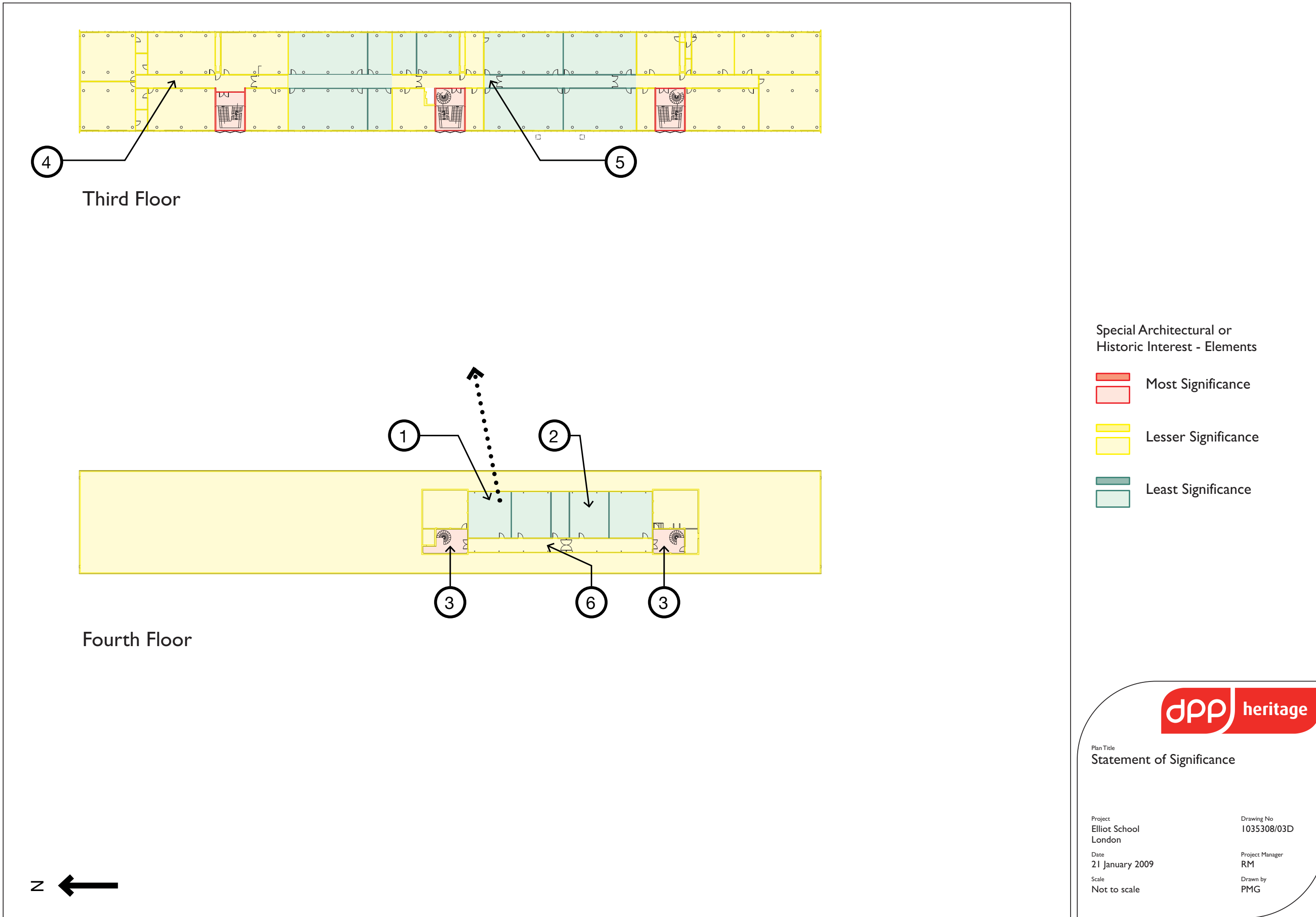
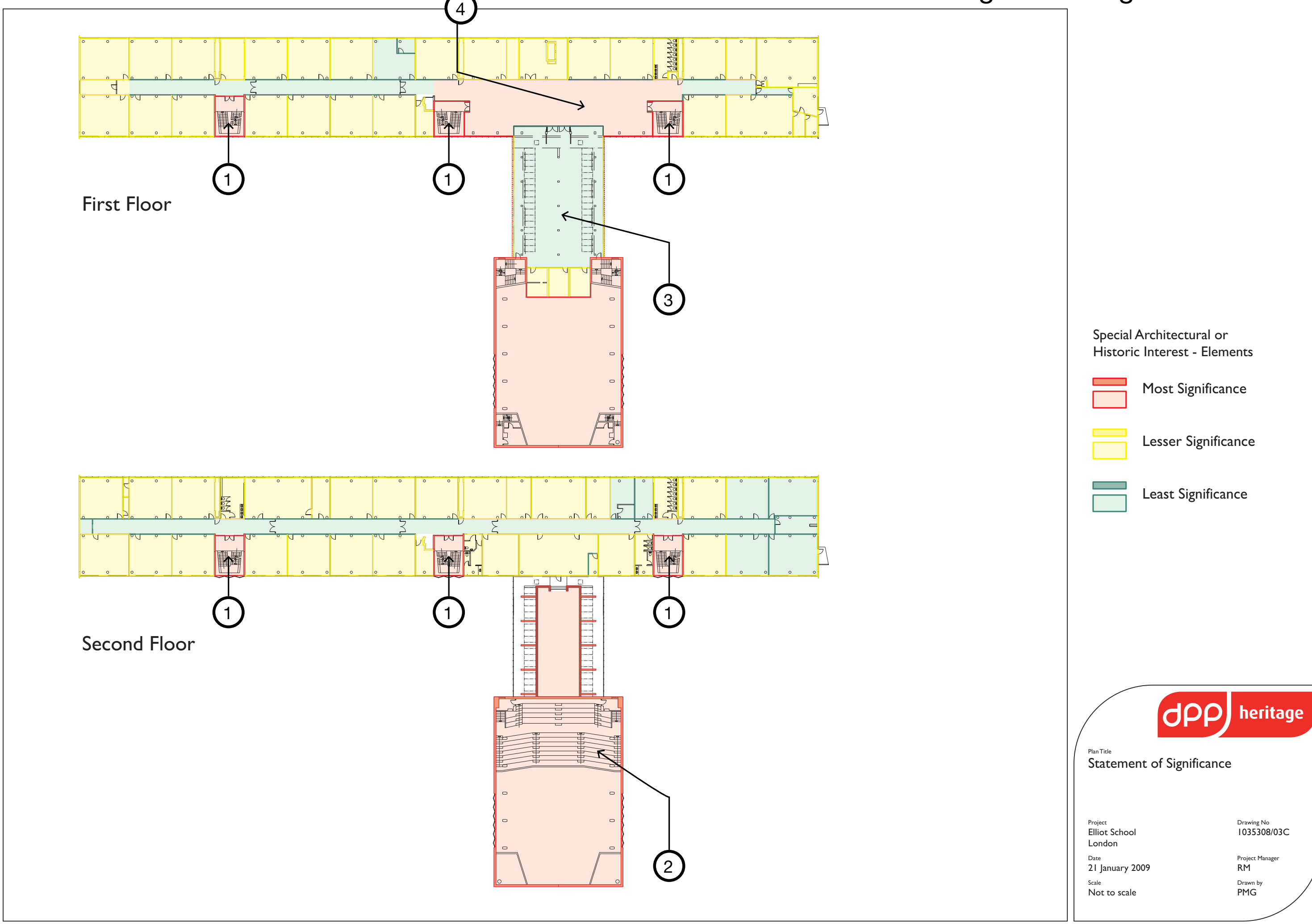
‘Adjacent is English Heritage ‘s consultation guide, which sets out which applications for development English Heritage should be consulted on. As you can see, ARK Putney Academy, formally Elliott School hits a number of triggers for the planning application, in it’s development within the curtilage of a Grade II Listed Building.

For the planning application, English Heritage is only a consultee and does not have powers of direction. However for the listed building application, because the building is owned by a local planning authority in its area, in this case Wandsworth, and includes substantial demolition, English Heritage has the power of direction over the application. This is a precautionary measure to prevent local authorities granting Listed Building Consent for works to listed buildings in their own self-interest rather than that of the building. The substantial demolition is the other trigger, because obviously demolitions have potentially significant impact!

The listing of the building means it is of special architectural or historic interest. However, to elaborate: The school is a perfect example of the post-war ‘contemporary’ style, its decorative detail all the more remarkable for having been created during the post-war period of austerity. There are murals, busy tile and brick patterns, balconies and wavy roofs, which reflect many far more well-known modernist buildings. You can see the “festival of Britain” style, epitomised by the Royal Festival Hall, in the swooping roof of Elliot School’s gym, and the influences of famous architects such as Le Corbusier and Mies Van de Rohe in its planning and architecture.

It is the finest of the former London County Council's comprehensive schools with facilities and attention to detail far superior to those of its predecessors. It represents post-war optimism in both the British Education system and wider society, a feeling that the need to rebuild the country was also an opportunity to build a new nation, and to rectify the worst mistakes of the past.’

Quoted from English Heritage Case Officer



WHEN ENGLISH HERITAGE MUST BE CONSULTED ON PLANNING AND LISTED BUILDING AND CONSERVATION AREA CONSENT APPLICATIONS - A DEFINITIVE GUIDE: GREATER LONDON

Applications for Planning Permission

English Heritage must be notified of the following planning applications (by virtue of s.67(3) and (4) and 73(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the direction in paragraph 8 of DETR & DCMS Circular 1/01 Arrangements for Handling Applications - Notification and Directions by the Secretary of State - except where indicated otherwise):

- (a) development which in the opinion of the local planning authority affects the setting of a grade I or II* listed building;
- (b) development within the curtilage of a grade II (unstarred) listed building which in the opinion of the local planning authority affects the setting of the listed building;
- (c) development which in the opinion of the local planning authority affects the setting of a grade II (unstarred) listed building and which involves:
 - (i) the provision of more than 1,000 square metres of gross floor space (measured externally); or
 - (ii) the construction of any building more than 20 metres in height above ground level;
- (d) development which in the opinion of the local planning authority affects the character or appearance of a conservation area and which involves:
 - (i) the erection of a new building or the extension of an existing building where the area of land in respect of which the application is made is more than 1,000 square metres;
 - (ii) the material change of use of any building where the area of land in respect of which the application is made is more than 1,000 square metres; or
 - (iii) the construction of any building more than 20 metres in height above ground level.

development of land involving the demolition, in whole or part, or the material alteration of a listed building (Article 10(1)(m) of the Town and Country Planning (General Development Procedure) Order 1995)

development likely to affect any grade I or grade II* historic park or garden (Article 10(1)(o) of the Town and Country Planning (General Development Procedure) Order 1995)

development likely to affect the site of a scheduled monument (Article 10(1)(n) of the Town and Country Planning (General Development Procedure) Order 1995)

development consisting of a building of 25 metres or more in height adjacent to the Thames; 75 metres or more in height in the City of London (not adjacent to the Thames) or 30 metres or more in height elsewhere in London (LPAC Guidance - still current pending adoption of the London Plan)

Applications for Listed Building Consent

English Heritage must be notified of the following listed building consent applications (by virtue of s.15 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the direction in paragraph 15 of DETR & DCMS Circular 1/01 Arrangements for Handling Applications - Notification and Directions by the Secretary of State - except where indicated otherwise):

- (a) for works in respect of any grade I or II* listed building;
- (b) for works for the demolition of a principal grade II (unstarred) listed building;
- (c) for works in respect of any principal grade II (unstarred) listed building which is a railway station (including an underground railway station), theatre, cinema, or bridge across the Thames;
- (d) for works in respect of any curtilage building to a principal grade II (unstarred) building which is a railway station (including an underground railway station);
- (e) for works in respect of any grade II (unstarred) listed building which is owned by a local planning authority in its area and where the application is made by a person other than the authority; or
- (f) for works for the alteration of any grade II (unstarred) listed building which comprise or include:
 - (i) the demolition of a principal external wall of the principal building;
 - (ii) the demolition of all or a substantial part of the interior of the principal building*.

(In addition, paragraph 20 of Circular 1/01 advises that throughout England in the case of ‘works to any listed building where the local authority is the applicant (whether or not they themselves own the listed building in question) the local planning authority should, as a matter of good practice, notify English Heritage of all such applications at the earliest possible stage.)

* For these purposes

- (a) a proposal to retain less than 50 per cent of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plane, including the vertical plane of any roof) shall be treated as a proposal for the demolition of a principal external wall;
- (b) a proposal to demolish any principal internal element of the structure including any staircase, load-bearing wall, floor structure or roof structure shall be treated as a proposal for the demolition of a substantial part of the interior.

Applications for Conservation Area Consent

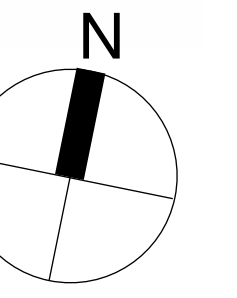
English Heritage must be notified of applications for the demolition of a building in a Conservation Area (by virtue of ss.14 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Planning (Listed Buildings and Conservation Areas) Regulations 1990, SI 1990/1519, reg 12, Sch 3). N.B: There is no power of direction in such cases, but the Local Planning Authority must take English Heritage’s comments into account.

English Heritage
London Region
April 2004





ARK Putney Academy Refurbishment Project



How have the proposals progressed since the last consultation?

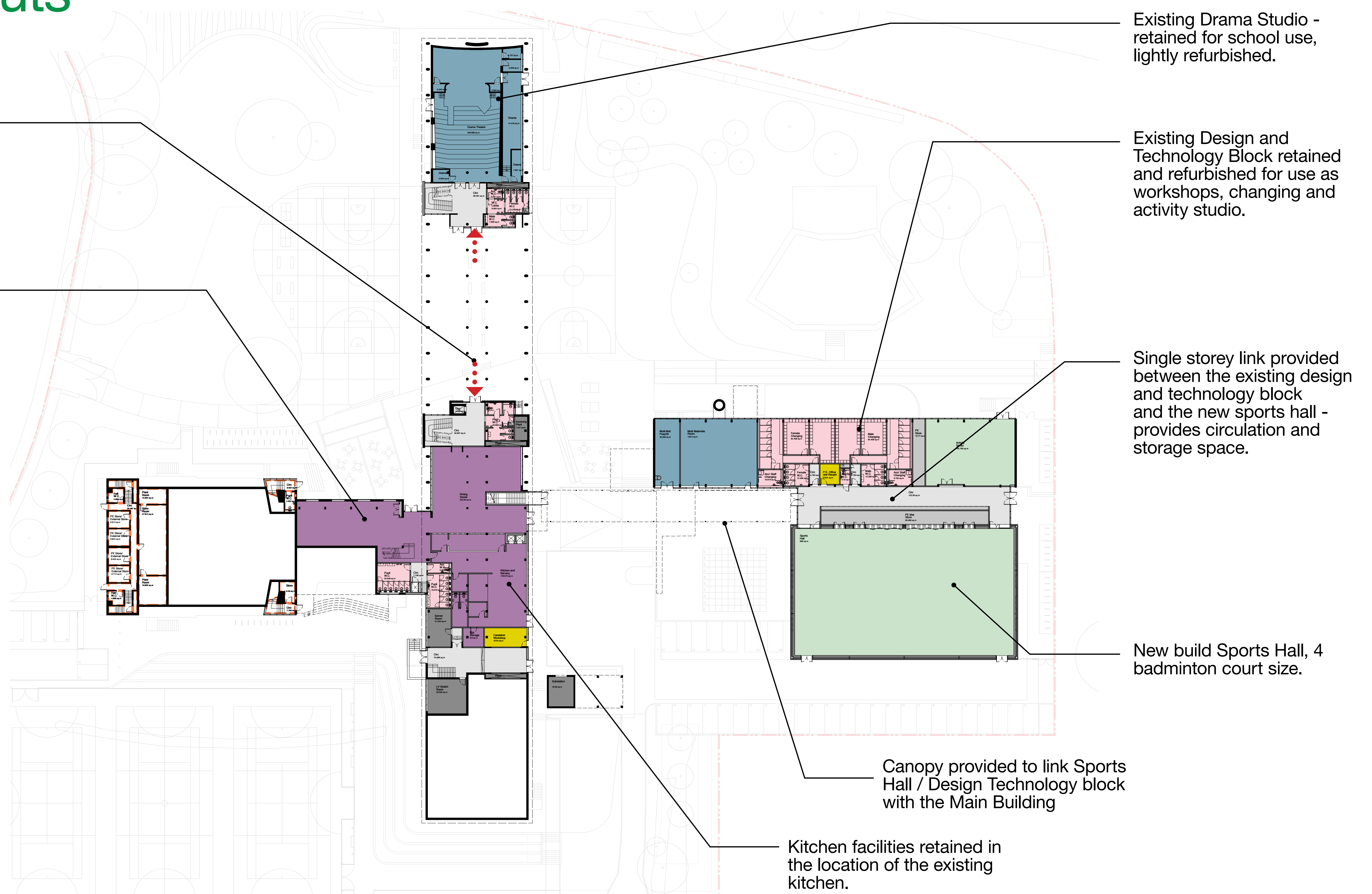
Internal Layouts

The main pupil entrances to the school will be from the undercroft with access directly into the north and central staircases

Dining will be located in the lower ground floor with good access to external spaces.

>> Lower Ground Floor Plan

- Dining Hall and Kitchen
- New Sports Hall
- New Changing Rooms
- Activity Studio
- Materials Workshop
- Drama Theatre

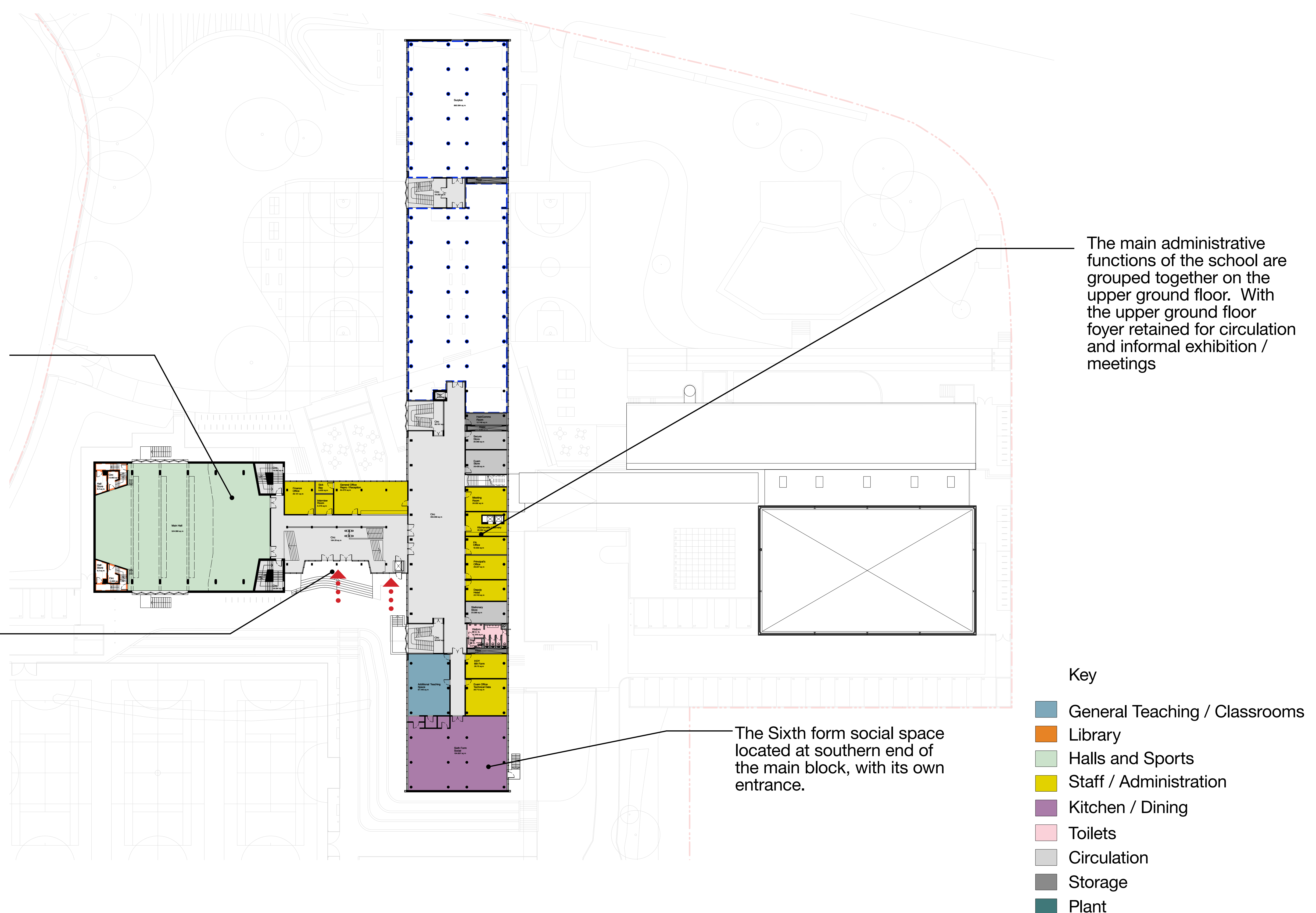


The existing main hall is retained and will have a 'light refurbishment.' The location of the hall adjacent to the main entrance means that it can be used out of hours without requiring the whole school to be open.

The main pedestrian entrance is retained as the main visitors entrance to the school. A new platform lift will be provided to allow access from the external entrance level to the upper and lower ground floors.

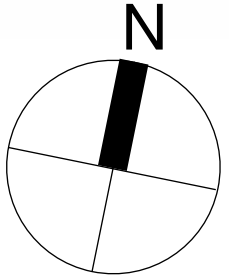
>> Upper Ground Floor Plan

- Main Hall
- Main Entrance
- Staff / Administration
- Sixth Form Social Area





How have the proposals progressed since the last consultation?



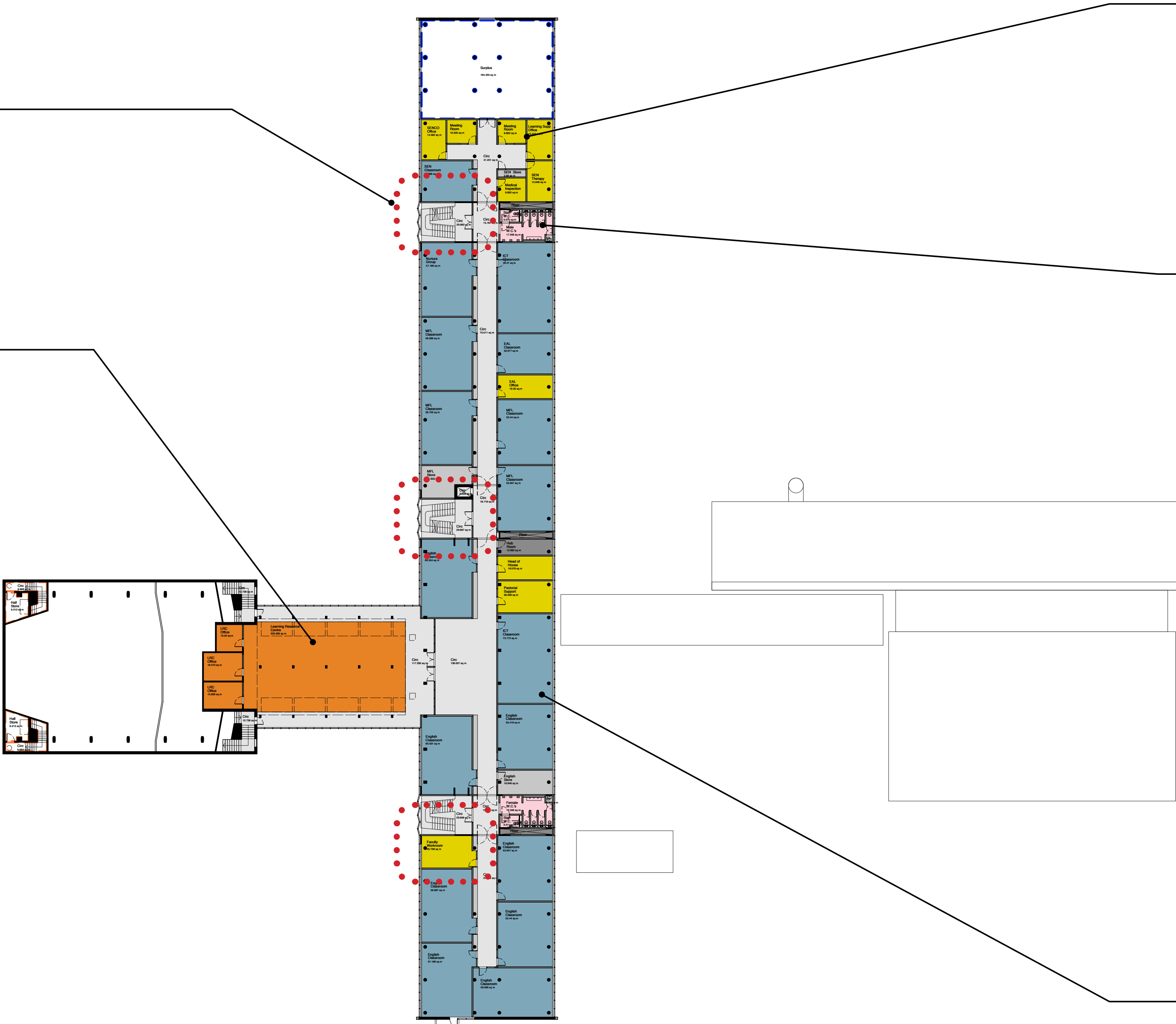
Internal Layouts

The three existing stair cores are considered to be of significant heritage interest and as such will remain and be refurbished. Split equally across the building they provide good vertical connections between the teaching floors.

The Library will remain in its current location within the link block. In order to improve circulation through the school, routes will be provided to the north and south of the Library to access the stairs into the Assembly Hall. This will aid pupil flow and also make out of hours access to the Library easier. This returns to the original layout of the school.

>> First Floor Plan

- Library
- English
- Modern Foreign Languages
- SEN Department



Special Educational Needs (SEN) accommodation is provided on the First floor. This will be a discreet department with its own identity, but located centrally within the school for easy access and out of hours use.

Pupils' Toilet Provision - Two toilet blocks (one male and one female) are provided on each floor of the main block. The intention is to locate the WC blocks in the same space as the existing WCs, but to reconfigure them to be more open to the corridor to provide better surveillance and avoid bullying opportunities.

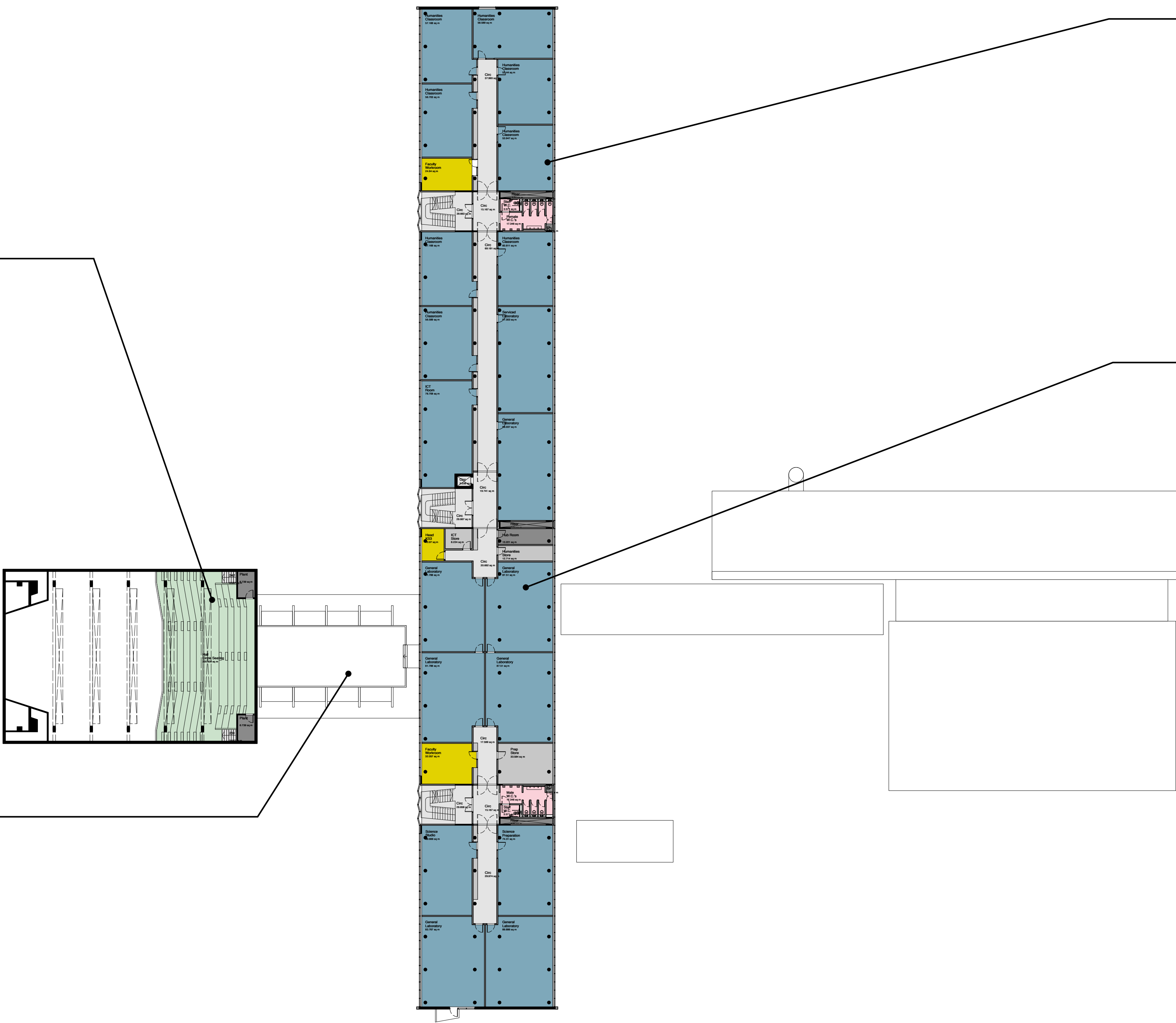
Accommodation for the Communications Faculty (comprising English, English as a Foreign Language and Modern Foreign Languages) is located on the first floor.

Assembly Hall Gallery - The existing gallery to the assembly hall will be retained and have a 'light refurbishment.'

The existing roof terrace provides the opportunity for use as an external classroom accessible from general science laboratory.

>> Second Floor Plan

- Science
- Humanities
- Gallery Seating to Main Hall
- External Terrace

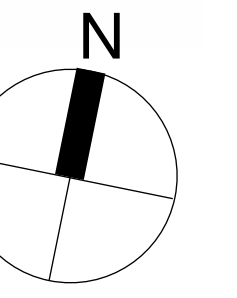


Humanities/Business Faculty - The Humanities/ Business faculty's accommodation is located at second floor, with good links to the Communications Faculty below.

Science Faculty - The second floor provides accommodation for the Science Faculty, with good links to the Maths/ICT faculty above. The larger laboratory spaces are located in the central area of the plan to take advantage of the differing structure in this area. These lab spaces span across the full width of the plan, which is as the original science classroom configuration.

Key

- General Teaching / Classrooms
- Library
- Halls and Sports
- Staff / Administration
- Kitchen / Dining
- Toilets
- Circulation
- Storage
- Plant



How have the proposals progressed since the last consultation?

Internal Layouts

The Maths/ICT faculty is located on the Third Floor with good links to the Science Faculty below.



<< Sketch view of a typical classroom

Part of the accommodation for the Art and Design Faculty is located at third floor, with the remainder of the accommodation located above on the fourth floor.

>> Third Floor Plan

- Music
- Art and Design
- Maths

The Music accommodation is located on the third floor where there is the best opportunity for the provision of mechanical ventilation. This also provides good links with the Art and Design Faculty



<< Panoramic views across London

The existing spiral staircases are a key heritage feature and as such will remain.

The existing water tanks on the roof are no longer required in this location. The enclosures will be used to house the Mechanical plant required for the refurbished building.

>> Fourth Floor Plan

- Open Plan Art Space
- Plant Rooms

An open plan Art and Design studio will be provided in the Fourth Floor pavilion, with panoramic views across London.

Key

- General Teaching / Classrooms
- Library
- Halls and Sports
- Staff / Administration
- Kitchen / Dining
- Toilets
- Circulation
- Storage
- Plant



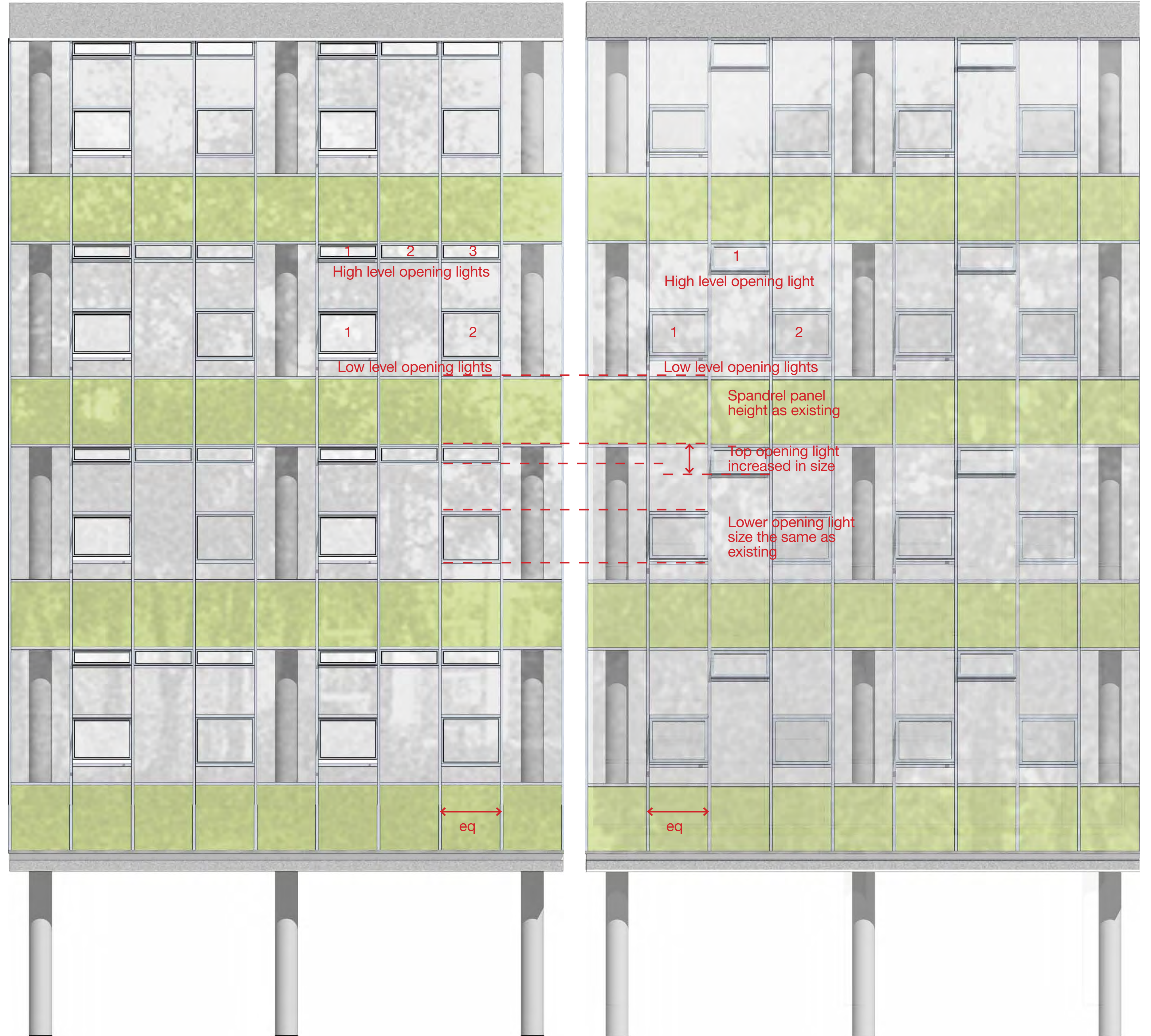
How have the proposals progressed since the last consultation? Glazed Curtain Walling

Proposed Curtain Walling

The adjacent images compare the existing curtain walling system with the proposed double glazed aluminium system. The colours of the spandrel panels are shown indicatively at this stage. These proposals have been discussed with English Heritage and have their broad support.

Comparison between systems:

- **System**
 - Existing - Single glazed, steel framed Critall system
 - Proposed - Double glazed, aluminium framed system
- **Frame Thickness**
 - Existing Frames - 42mm
 - Existing Opening Light Frames - 42mm
 - Proposed Frames - 50mm
 - Proposed Opening Light Frames - 50mm
- **Opening Light Configurations**
 - Existing - 5 No. opening lights are provided per structural bay within the existing configuration (as shown on the right). Two square opening lights at low level and three narrow opening lights at high level. All of the opening lights are pivot hung.
 - Proposed - 3 No. opening lights per structural bay. Two square opening lights at low level, to the same dimensions as the existing and one high level opening light. The transom for the high level opening light is lowered to increase the size of opening. All of the opening lights are top hung as to provide pivot openings would require thicker mullions. This allows the required level of natural ventilation into the classroom spaces, but reduces the overall cost of the curtain walling.
- **Vertical Mullion Positions** - the mullion positions are the same in the existing and proposed curtain walling.
- **Horizontal Transom Positions** - transom positions are kept the same apart from the high level opening lights which, as described above, are increased in size and as such the transom level is lowered.

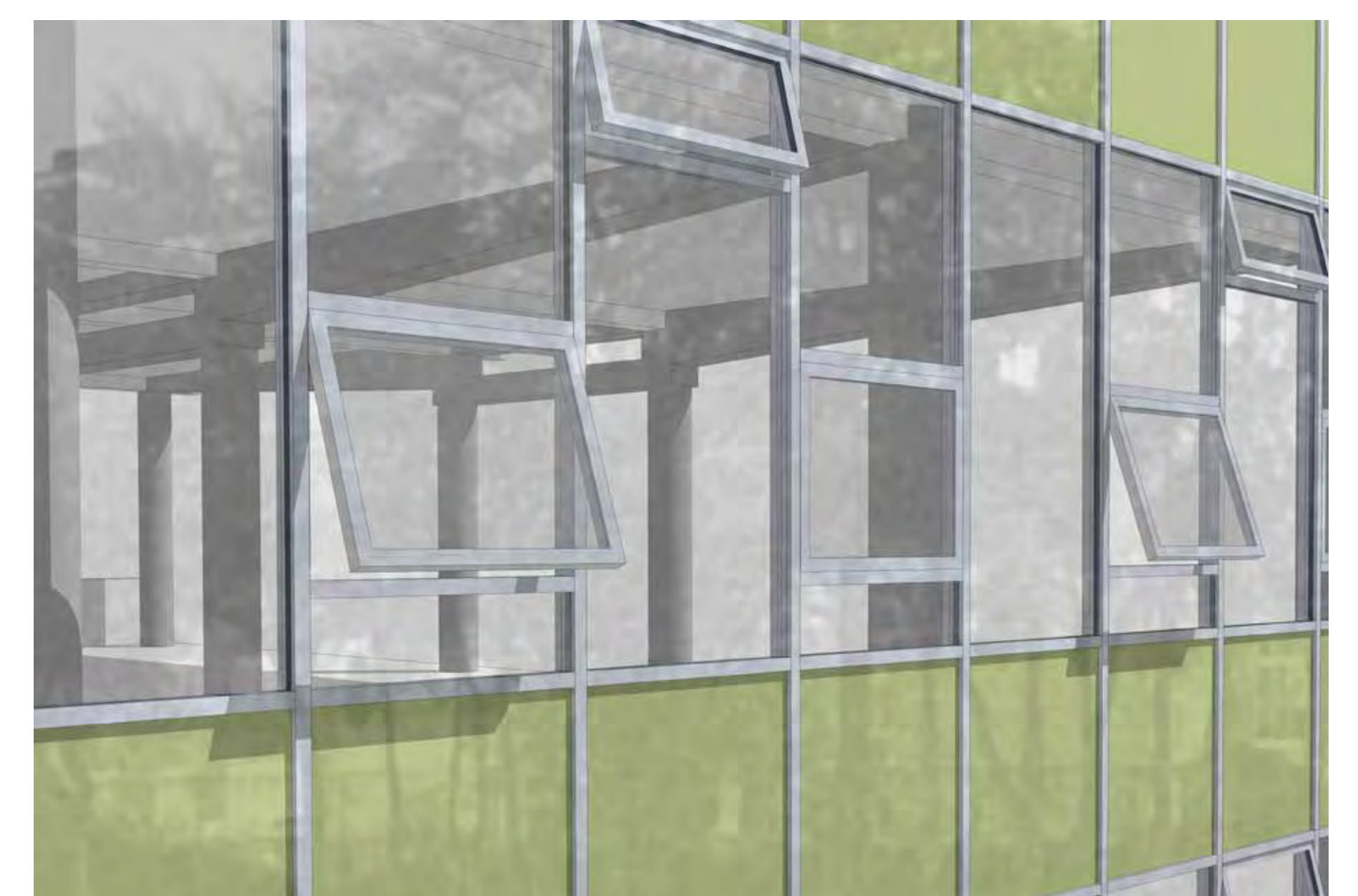
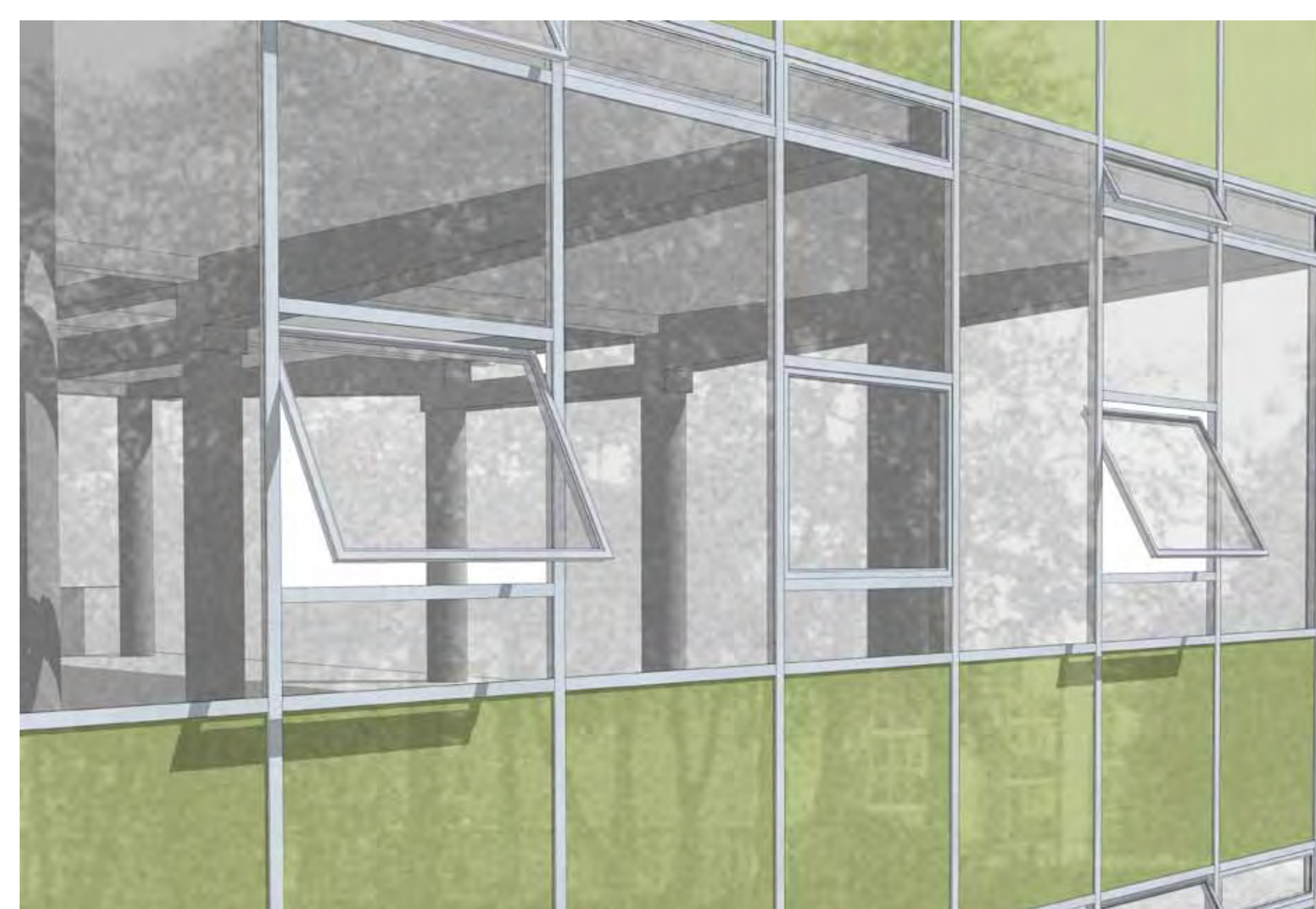


Existing Curtain Walling Arrangement (Typical Bay)

The elevation above and perspective below illustrate the existing arrangement of curtain walling frames, coloured panels and opening windows. The colours shown are indicative only.

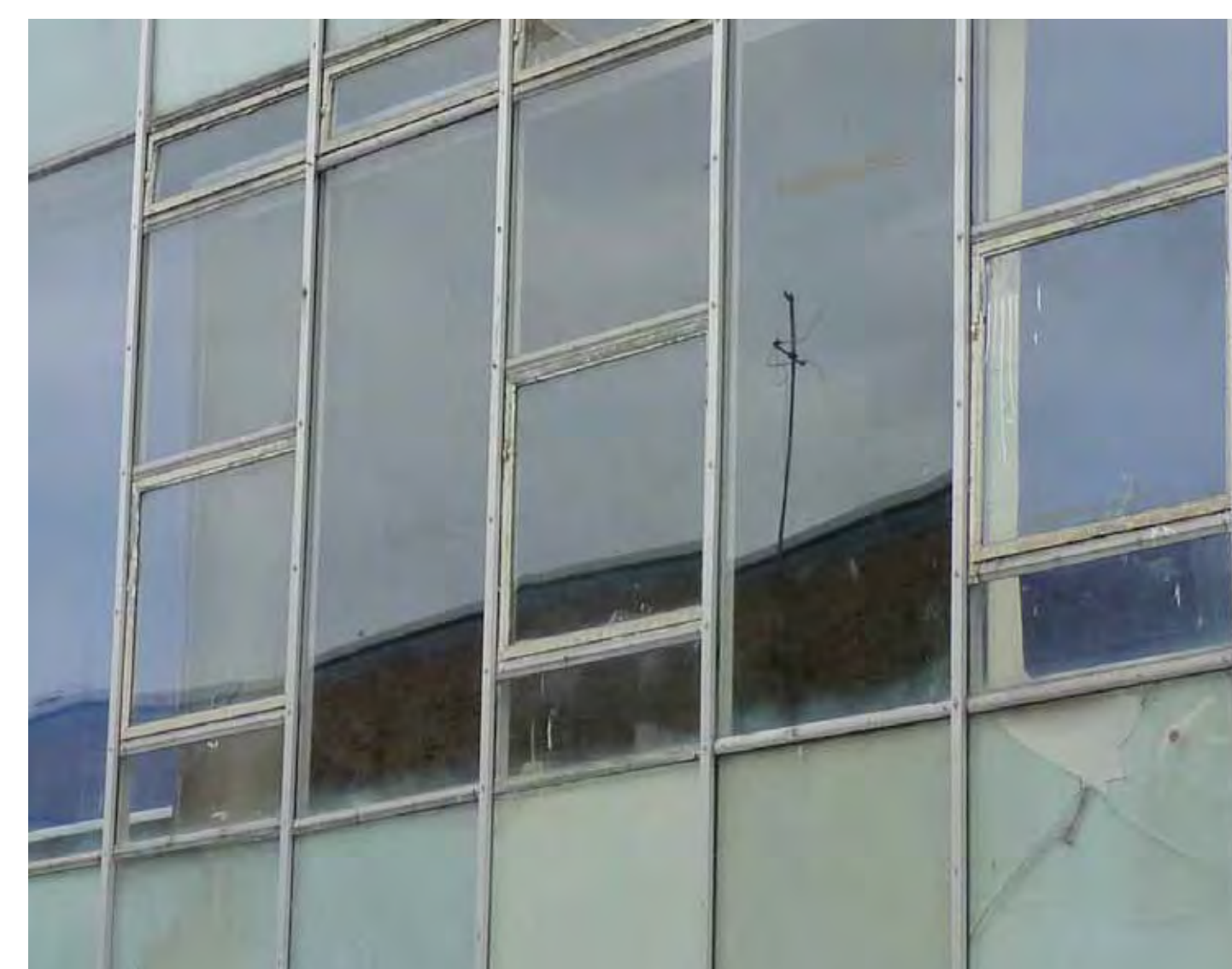
Proposed Curtain Walling Arrangement (Typical Bay)

The elevation above and perspective below illustrate the proposed arrangement of curtain walling frames, coloured panels and opening windows, as compared to the existing system. The colours shown are indicative only.



>> Curtain Walling Replacement

The glazed façade of the existing building is in very poor condition with unacceptable environmental performance. The design team has researched alternatives for replacement and proposes an aluminium framed system that can achieve the required environmental performance that is sensitive to the heritage value of the existing.





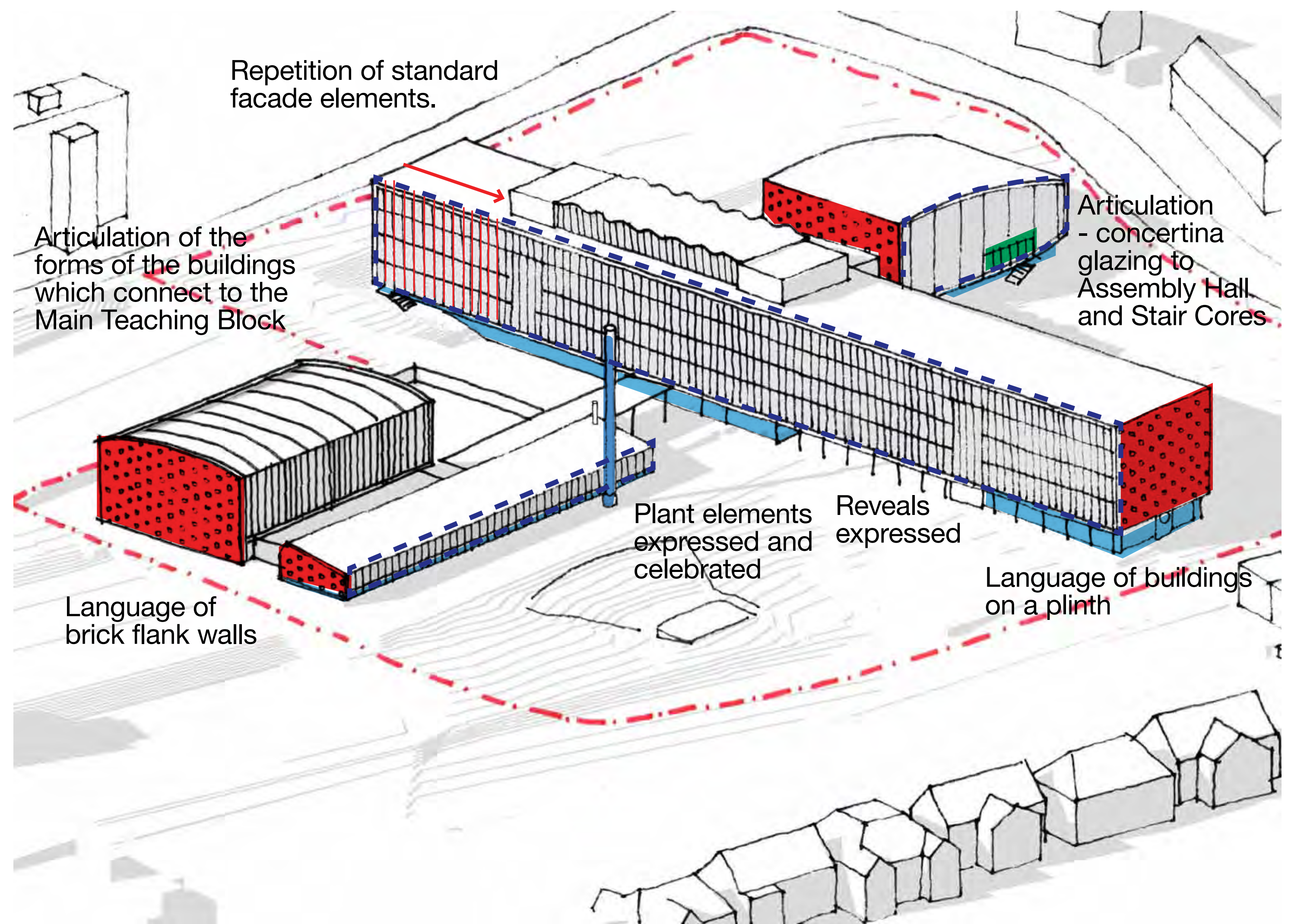
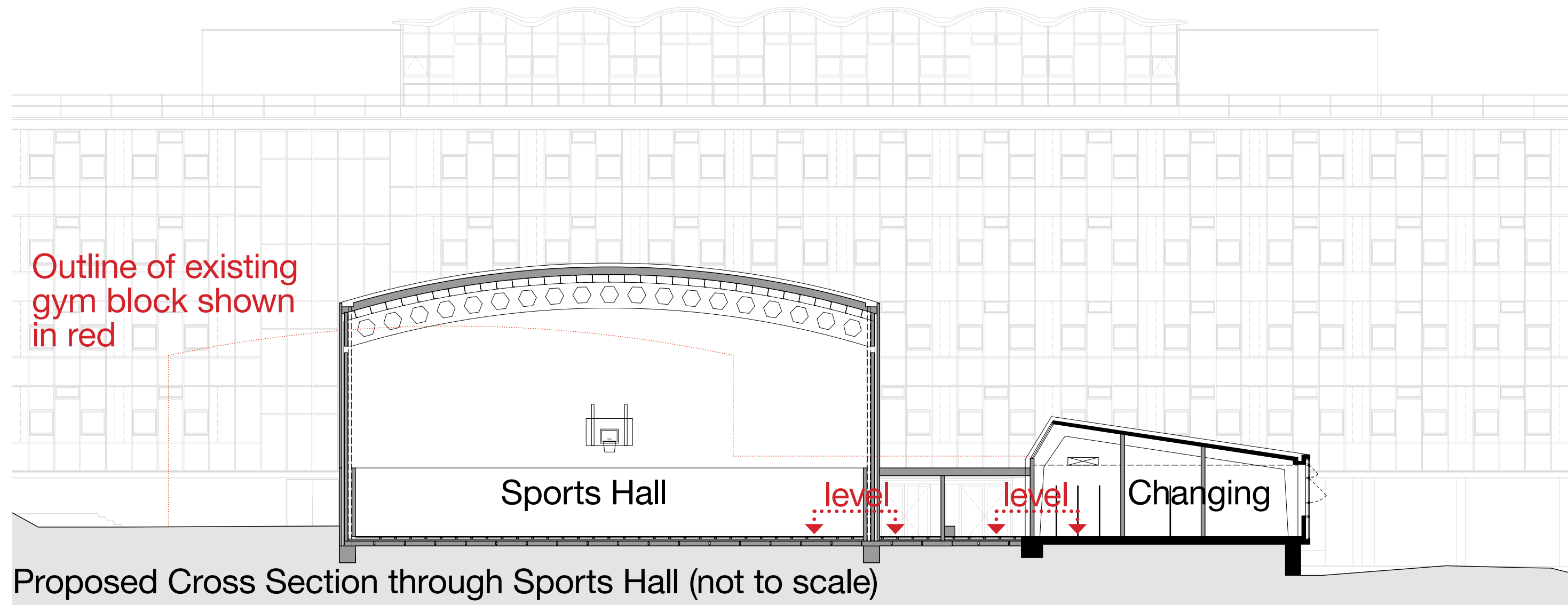
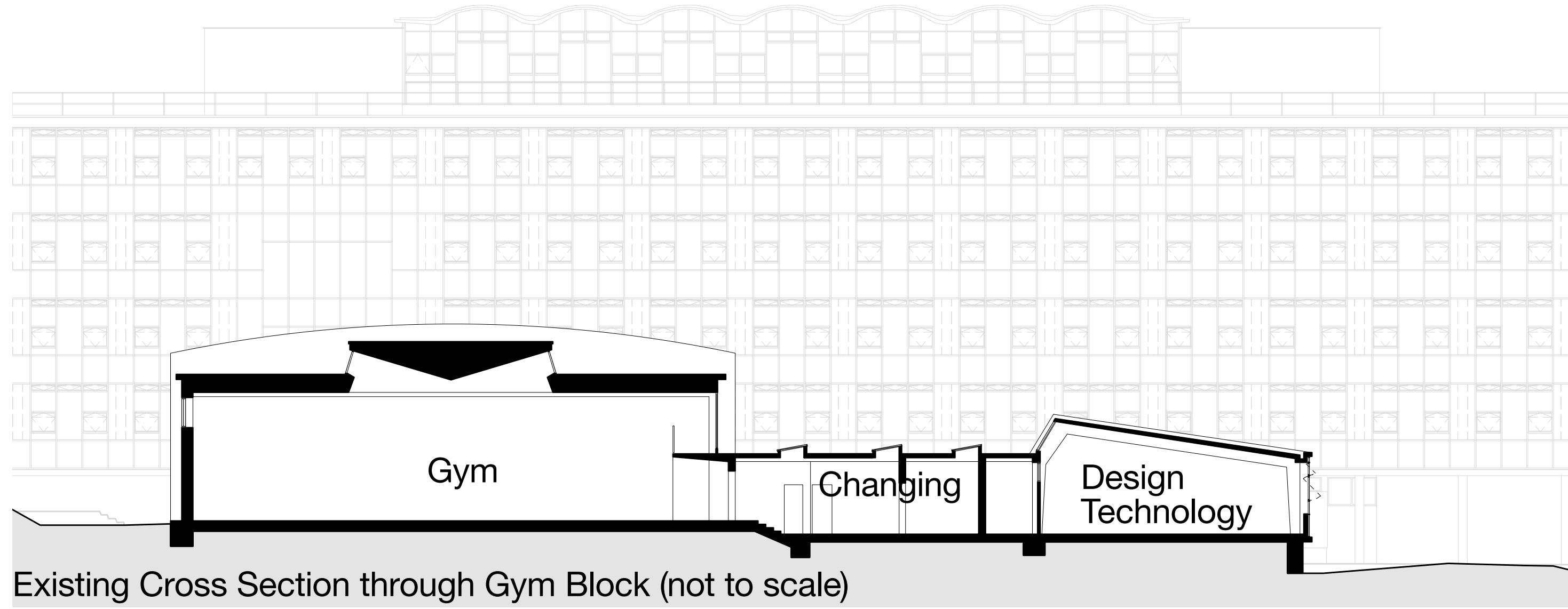
ARK Putney Academy Refurbishment Project



How have the proposals progressed since the last consultation?

Sports Hall Proposals

The new sports hall is the only significant element of new build within the proposals. During the last consultation there were queries with regards to the height of the new sports hall relative to the existing gym block. The sketches on this board illustrate this in more detail. The proposals for the appearance of the new sports have also been developed through discussions with English Heritage and Wandsworth's Conservation Officers, to produce a design which is sympathetic to the existing school buildings.



Taking clues from the existing buildings

Profiled flank walls

The existing building has brick flank walls with a curved profile at the top.

Textured Brickwork

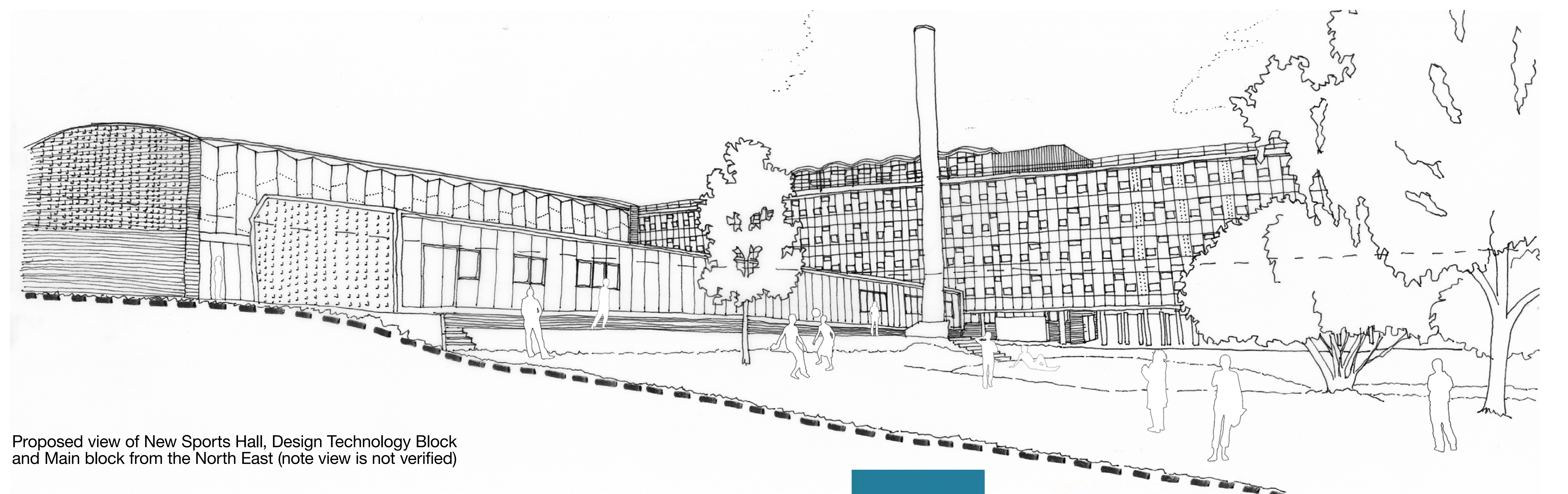
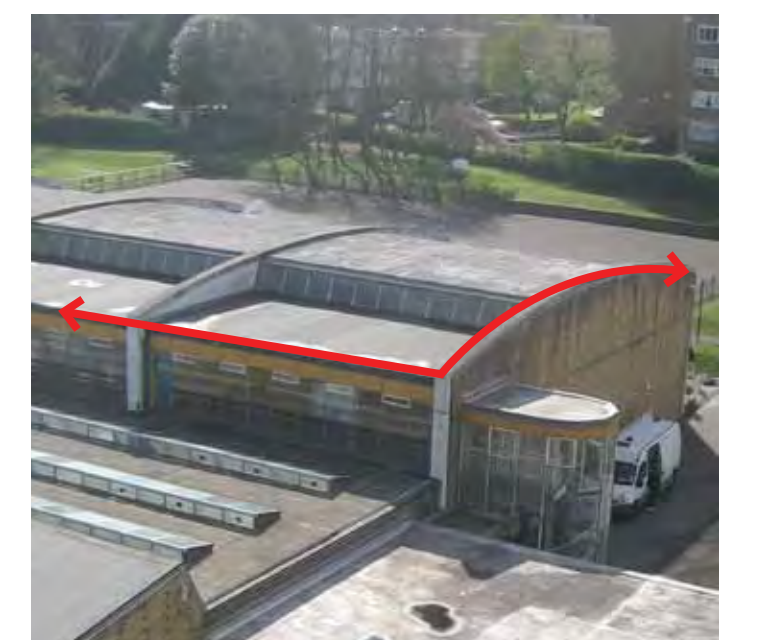
The brick flank walls are textured to give some visual interest to the large blank walls.

Expressing Structure

The concrete structure is expressed externally, this responds to the internal arrangement of the individual gym spaces.

Creating an articulated form

The existing Gym, like the other school buildings has a distinct form, set against the strong linear form of the main teaching block.





How have the proposals progressed since the last consultation?

Sports Hall Proposals

Flank Walls

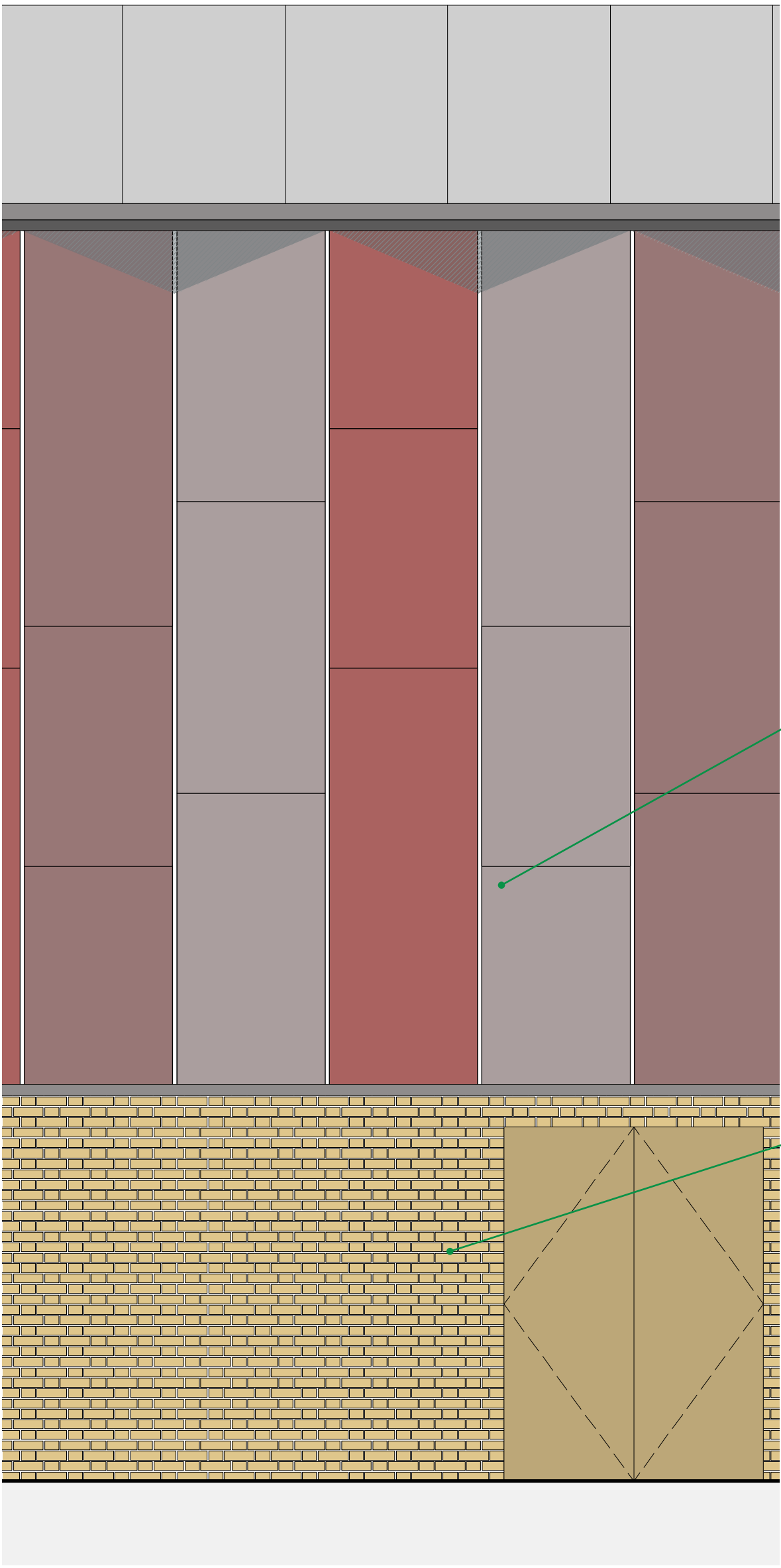
The use of textured brickwork flank walls is a key feature of the existing buildings. The proposal is to reference this within the flank walls of the new Sports Hall. Subtle detailing and use of brick patterning can create a varied flank facade.

Concertina Rainscreen Cladding

The rainscreen cladding to the upper section of the Sports Hall is proposed to be concertinaed to reflect the articulation of the glazing on the main block staircases and assembly hall.

Brickwork Plinth

The intention is for the brickwork to carry on around the base of the building to create a plinth, further referencing the existing main building which has a brickwork plinths at lower ground floor level. This plinth level will create a datum for the connecting link and allows escape doors to be carefully incorporated into the facade.

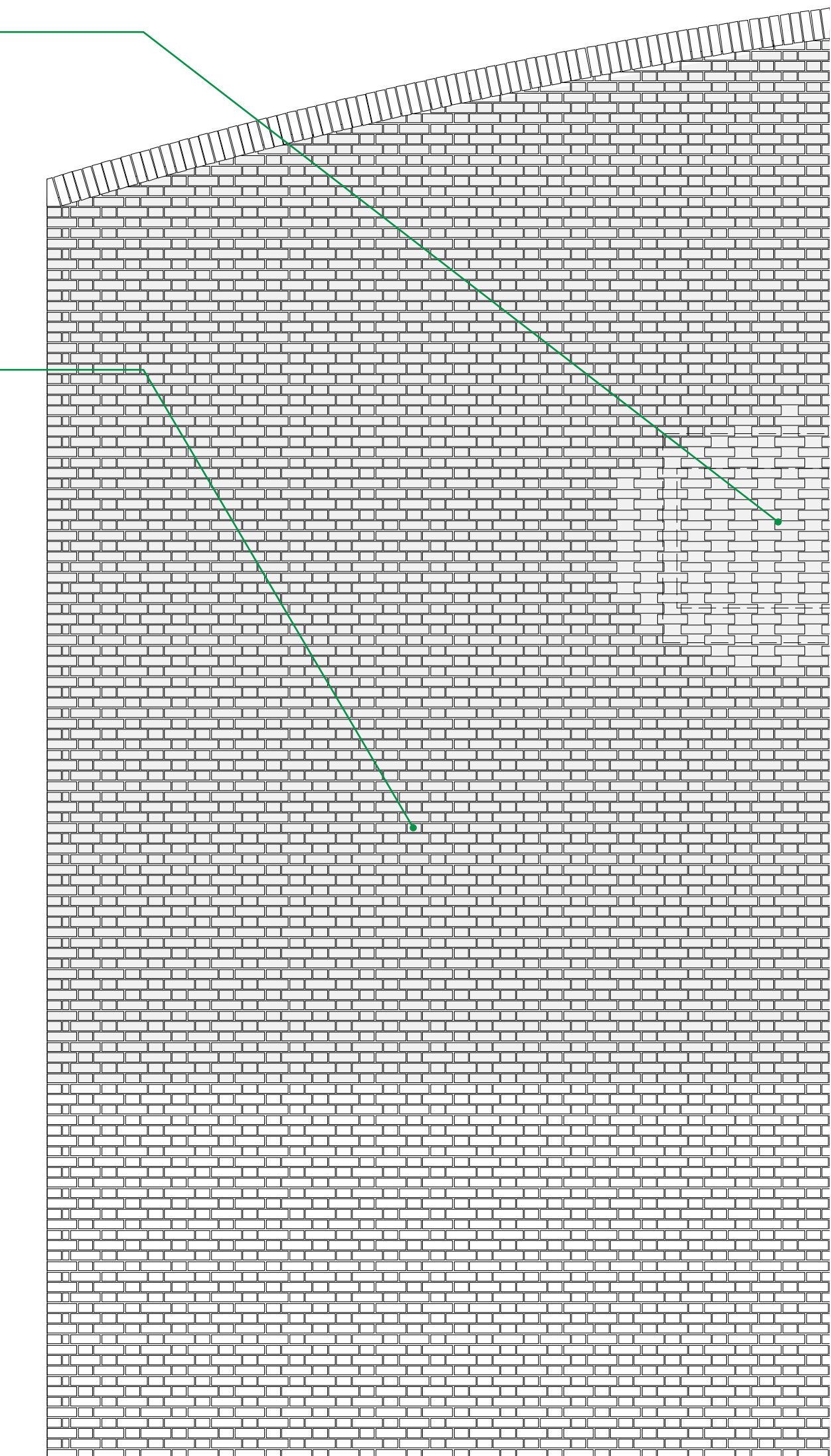


'Hit and Miss' Brickwork
provides natural ventilation into the sports hall, without the need for unsightly louvres. The pattern of the 'hit and miss' and the extent required is still to be determined.

Textured Brickwork
provides the ability to reference the brick flank walls utilised on the existing School buildings and also subtly define the plinth level.

Concertina Rainscreen Cladding
Creates interest and rhythm to the upper section of the sports hall facade. The colours shown are indicative only, the colour choice will be developed as part of the colour palette for the whole school.

Choice of Brick
The choice of brick is still to be determined, but the intention is to reference colours from the existing buildings to ensure that the new Sports Hall sits comfortably within its context



The NORD Olympic Substation image below illustrates how the change from flush to textured brickwork can simply create a datum.

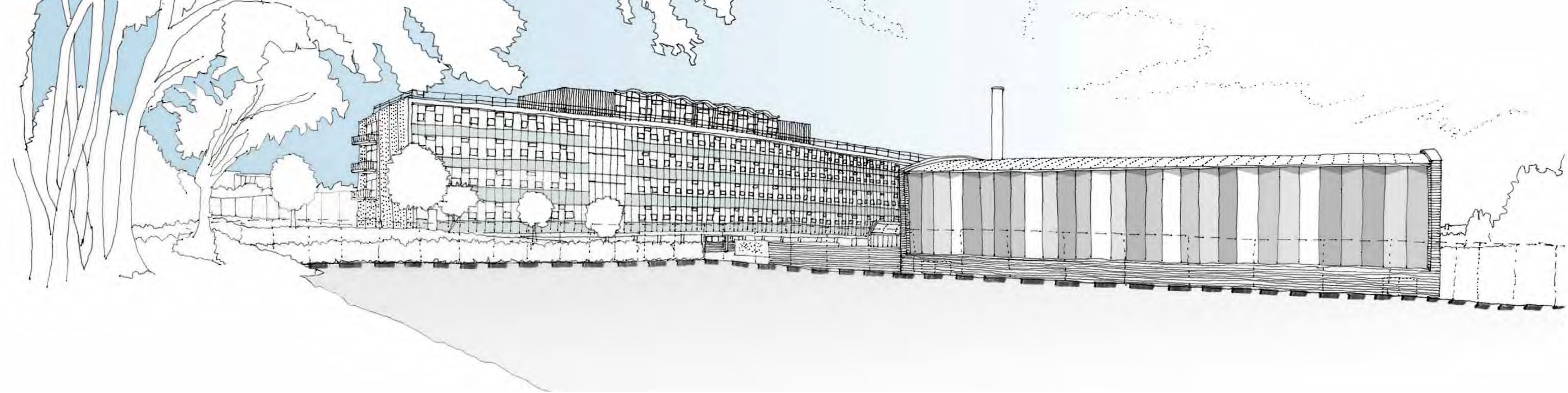
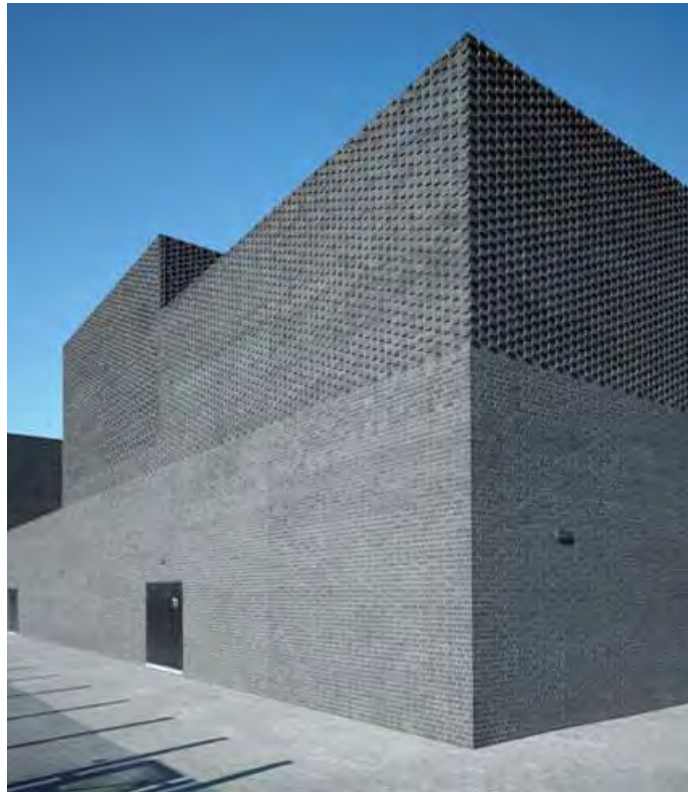
Detail of the textured brickwork on the flank wall of the existing Design Technology Block.

Textured brickwork used on the project 'House like Garden' by dutch architect Marc Koehler.

A detail of the brickwork used on the Primary Substation 2012 Olympics designed by NORD.

Right

The concertina glazing on the main block stair cases and assembly hall are referenced in the concertina rainscreen cladding to the North and South Elevations of the Sports Hall.



Proposed view of New Sports Hall and Main block from the South East (note view is not verified)

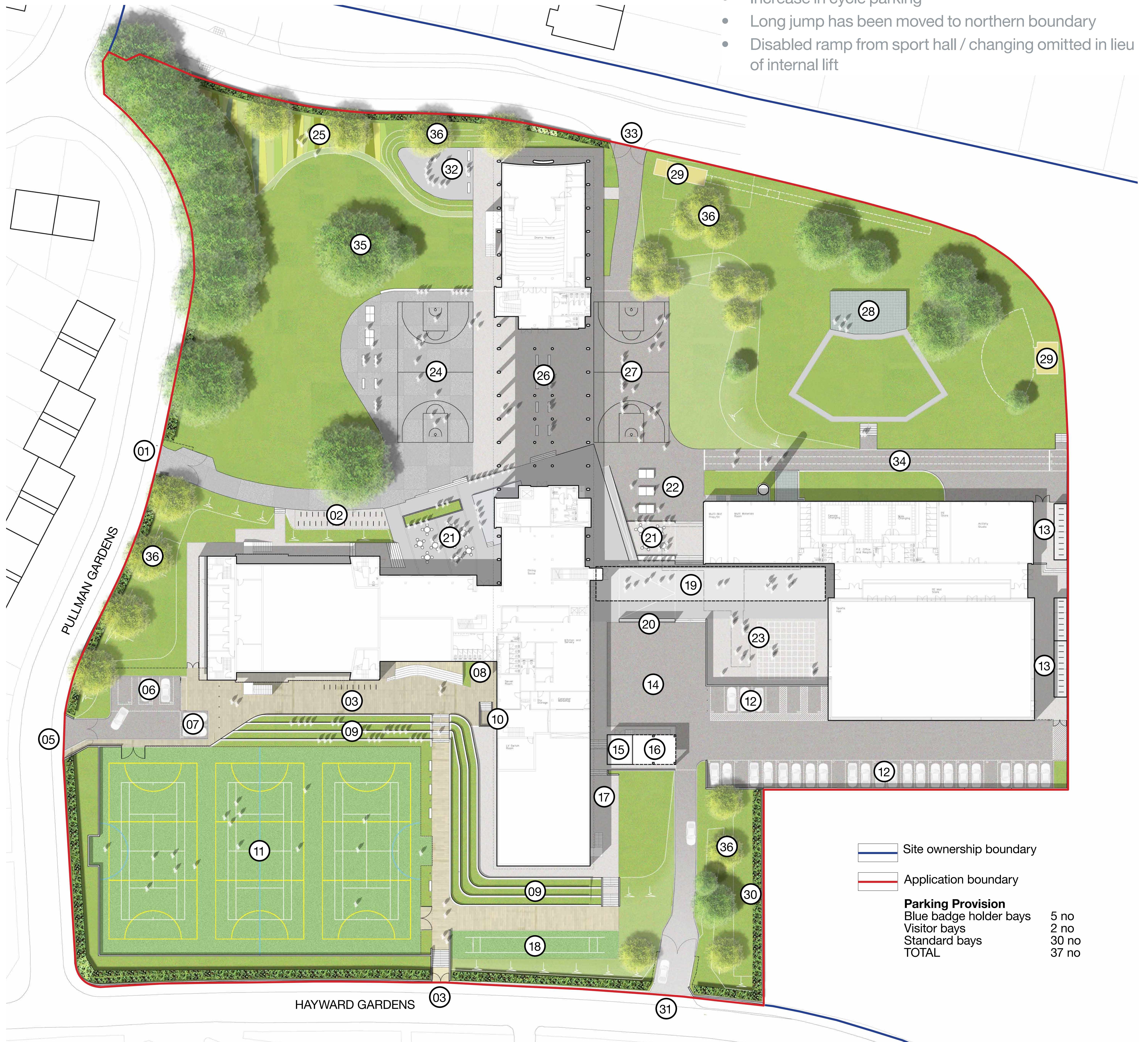


How have the proposals progressed since the last consultation?

Landscape Proposals

The following changes have been made to the landscaping proposals since the consultation in December:

- Increase in car parking from 35 to 37 spaces
- Increase in cycle parking
- Long jump has been moved to northern boundary
- Disabled ramp from sport hall / changing omitted in lieu of internal lift



- 01 Main pupil entrance
- 02 Pupil cycle parking
- 03 Visitor pedestrian access
- 04 Visitor Cycle Parking
- 05 Wheelchair Site Access
- 06 Blue Badge holder parking
- 07 Visitor Parking

- 08 Wheelchair access to upper / lower ground floors
- 09 Grass Terraces
- 10 Lower Ground floor access (stepped)
- 11 Tarmac Multi-Use Games Area (MUGA)
- 12 Staff car park
- 13 Covered staff / student cycle parking
- 14 Service / delivery yard
- 15 Existing sub station
- 16 Existing bin store
- 17 MUGA pedestrian link to changing
- 18 Cricket nets
- 19 Covered link
- 20 New Mural wall
- 21 External dining

- 22 Table tennis area
- 23 Enclosed external sports area
- 24 'Elephant's head' playground
- 25 Kitchen Garden
- 26 Social seating area in undercroft
- 27 Playground extension / informal basketball court
- 28 Existing 'Stage'
- 29 High jump / long jump
- 30 New boundary hedge
- 31 Service / delivery & staff parking entrance
- 32 External learning / new social areas
- 33 Emergency / maintenance site access only
- 34 50m 3 lane sprint track
- 35 Existing trees retained
- 36 Proposed trees



How have the proposals progressed since the last consultation?

Transport Studies

Construction Phase:

Site Access Control

General vehicle access to site will be from Carslake Road, entering at the north west corner via the new residential access road. This route will be followed for the majority of deliveries throughout all phases. Some occasional access will be necessary either from Pullman Gardens or Hayward Gardens for specific deliveries. In all cases vehicle access will be controlled by traffic marshals.

Deliveries management

All deliveries to site will be required to be pre-booked via a delivery management system. Vehicles will only be allowed access to site at their pre-arranged time slot. Large loads (articulated lorries) and multiple deliveries (concrete pours and removal of excavations) will be timed in agreement with WBC requirements, to avoid peak times where possible. A consolidation centre will be established away from the site and local residential roads for delivery vehicles to wait. Where practicable rigid backed lorries will be used for the delivery of materials in order to minimise the use of articulated lorries on the narrow approach roads.

Wheel Washing and Road Cleaning

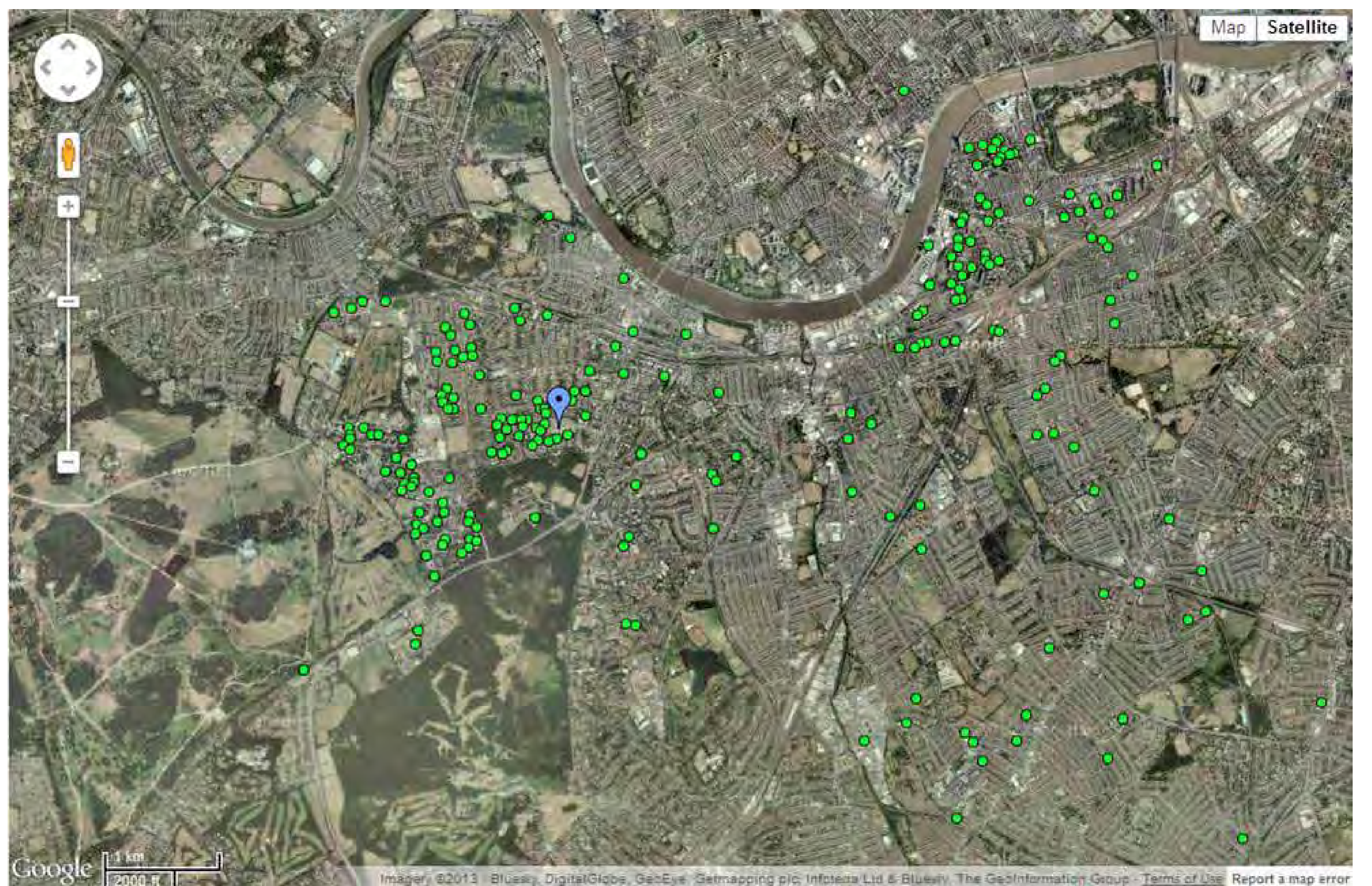
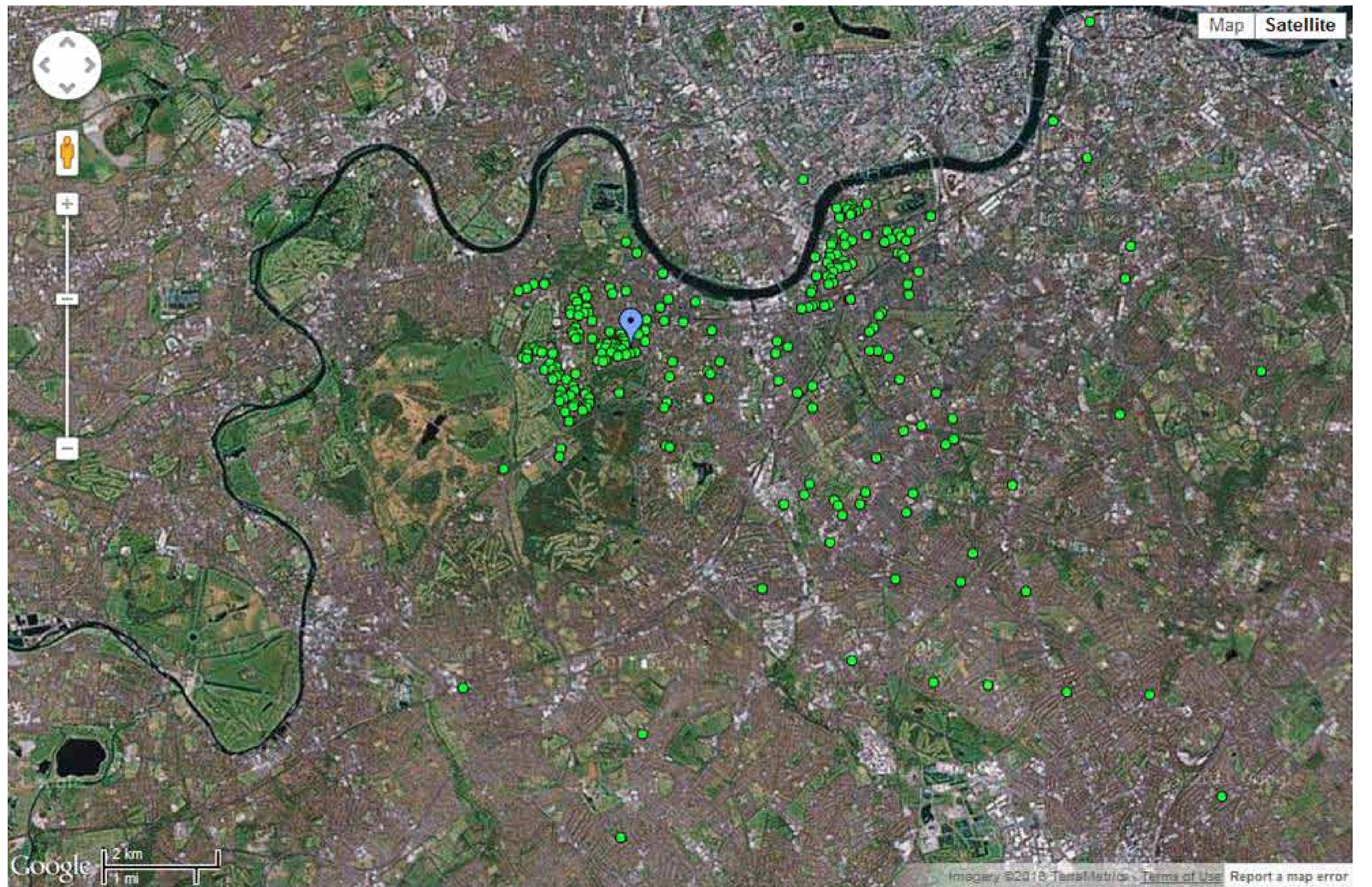
A manual jet wash type wheel wash facility will be set up at the site exit point. Wherever practical we will establish hard standings for all demolition and muck away vehicles to minimise the need for any wheel washing. At all times pavements and the carriage ways will be kept clear and swept of all spoil and debris resulting from the construction works being carried out.

Off Street Parking

All site operatives and staff will be encouraged to use public transport to travel to and from site. There will be no general site car parking for individual users but minibuses will be accommodated when space permits. Cycle racks and changing facilities will be provided for construction staff.

Operational Phase:

- The school currently has 492 pupils and the proposed Academy seeks to increase attendance levels to 1,200 pupils by the 2020/2021 academic year. It is important to remember that up until 2009 the school attendance levels were over 1,000 pupils. (Ofsted report - 1200 pupils in Nov 2007 and 1004 pupils in May 2009)
- The proposed Academy's pupil catchment area is anticipated be very similar to the current school's catchment area, with the majority of pupils being attracted from the surrounding residential areas.
- Surveys of the current school pupils' travel habits have identified a very low percentage of pupils (an average of 6%) are driven to the school.



Aerial Photographs illustrating the catchment area for the school

- The investment in a School Travel Plan is aimed at lowering the percentage of pupils travelling to and from the new Academy by car.
- A Transport Assessment has been undertaken which predicts that the increases in traffic associated with the Academy can be comfortably accommodated on the local surrounding highway network.



ARK Putney Academy Refurbishment Project



Mitigation of Construction Impact

Introduction

Lend Lease has employed the following measures in the successful operation of their sites at Southfields Academy and Burntwood School.

The Construction Management Plan included with the planning application describes the proposed programme of demolition and construction works and the key activities that will be undertaken prior to completion and occupation of the proposed development. Potentially significant environmental impacts associated with the activities are identified and proposals for mitigation are outlined.

The impact of sharing site access with Barratts will require close co-operation between the site teams. Lend Lease will undertake regular liaison meetings and reviews with Barratts to ensure that works are planned so as not to cause unnecessary disruption.

Hours of Work

The core working hours for demolition and construction will be as follows:

- 08:00 – 18:00 hours Weekdays;
- 08:00 – 13:00 hours Saturday;

These hours may be subject to variation by agreement with WBC depending on the activity and time of year. Whilst night and additional week end working will not normally be undertaken, certain deliveries and key operations may be necessary but will be with prior consent from WBC.

Mitigation Measures

Demolition and Construction Method Statement

Lend Lease will develop and implement a Demolition and Construction Method Statement (DCMS), through which mitigation and compliance with the control of pollution and noise will be addressed. It will be a contractual document outlining the different procedures to be undertaken. All those involved with the demolition and construction phase will be committed to adopt the agreed best practice and environmentally sound methods.

The sub-contractors will be required to demonstrate how they will meet the targets of the DCMS and how the potential impacts will be offset, reduced or minimised. The DCMS will include the following main items:

- The Demolition and Construction Programme;
- A broad plan of the demolition and construction works, highlighting the various;
- Detailed site layout arrangements (including requirements for temporary works), plans for storage, accommodation, vehicular movements, delivery and access;
- Prohibited or restricted operations (locations, hours, etc.);
- Details of operations that are likely to result in disturbance, with an indication of the expected duration of each phase with key dates, including a procedure for prior notification of the WBC and neighbours;
- Site working hours;
- A procedure to ensure communication is maintained with WBC and the local community to provide information on any operations likely to cause disturbance (e.g. through meetings and newsletters);
- Provisions to register complaints and the procedures for responding to complaints;
- Provisions for reporting to WBC; and
- Details of access and egress and proposed routes for HGVs.

Environmental Management Plan

The commitments made within the DCMS will be incorporated into an Environmental Management Plan (EMP), which will include roles and responsibilities, detail on control measures and activities to be undertaken to minimise environmental impact, and monitoring and record-keeping requirements.

Considerate Contractors Agreement

The site will be registered with Considerate Contractors Scheme. This scheme ensures that contractors carry out their operations in a safe and considerate manner with due regard to neighbours and road users.

Neighbour and Public Relations

A key aspect of the successful management of the project will be the maintenance of good relations with site neighbours and the general public.

The project team is already engaged in consultation with a broad range of stakeholders and this will continue through the various phases of the project. To successfully develop and implement a 'Neighbour and Public Relations Strategy', the following actions will be undertaken:

- Initial Contact: Once planning consent has been obtained formal contact will be established with nearest neighbours and those who would be affected by the scheme;
- Contact during Works Period: A single point of contact will be established, with a senior member of the project staff nominated for the role. Outside normal working hours, site security team will act as the main point of contact. Any complaints will be logged, fully investigated and reported;
- Contact with neighbours and the general public throughout the construction period will be pro-actively maintained, with regular update meetings and the issuing of a brief news sheet on progress.

Management of Sub Contractors

Individual sub-contracts will incorporate relevant requirements in respect of environmental control. All sub-contractors will be required to demonstrate how they will adhere to procedures set out within the DCMS, and EMP satisfying regulations and best practices regarding environmental control.

Management of Noise, Vibration and Dust

A full assessment of activities with the potential to generate high levels of noise, vibration or dust will be undertaken and mitigation strategies confirmed. The measures below will be reviewed at the detailed construction planning stage to ensure that the mitigation measures and management controls are adopted.

Noise and Vibration

Best practicable means of preventing, reducing and minimising noise will be adopted including the following:

- The site shall be surrounded by fencing or hoarding to the required height and density appropriate to the noise sensitivity of the location concerned;
- Where possible, fixed items of construction plant will be electrically powered;
- Vehicle and mechanical plant used for the purpose of the works shall be fitted with exhaust silencers;
- Compressors will be "sound reduced";
- Equipment that breaks concrete by bending rather than by percussion or such other equipment as approved by WBC will be used as far as is reasonably practicable;
- Where practicable, rotary drills and bursters actuated by hydraulic or electrical power will be used for excavating hard material;
- Noisy plant or equipment will be sited as far away as is practicable from noise sensitive areas. The use of barriers to deflect noise away from noise sensitive areas will be employed wherever practicable.
- Care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials to reduce impact noise.

Air Quality/Dust

Demolition and construction dust are expected to only represent a nuisance to exposed human receptors in immediate proximity to the construction site. In accordance with best practice, construction dust will be controlled through the application of a series of measures, including:

- Erect solid barriers to site boundary;
- Site layout will be planned – machinery and dust causing activities located away from sensitive areas;
- All site personnel will be fully trained;
- Trained manager on site during working times to maintain logbook and carry out site inspections;
- Hard surface site haul routes;
- Real-time dust monitors will be put in place across site;
- Effective vehicle cleaning and specific fixed wheel washing on leaving site;
- All loads entering and leaving site will be covered;
- Prevention of site run-off of mud or water;
- Minimise movement of construction traffic around site;
- Appropriate speed limit around site;
- Use water as a dust suppressant;
- Use enclosed chutes and covered skips;
- Wrapping of buildings to be demolished; and
- Emissions from construction traffic will be minimised through the use of catalytic converters and maintenance.

Waste Management

The Site Waste Management Plans will identify types and quantities of waste produced during every stage of the project, as well as opportunities to reduce, re-use and recycle. One individual will be responsible for managing the SWMP before on-site works will begin and opportunities to minimise and reduce waste such as:

- Agreements with material suppliers to reduce the amount of packaging or to participate in a packaging take-back scheme;
- Implementation of a 'just-in-time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste;
- Attention to material quantity requirements to avoid over-ordering and generation of waste materials;
- Re-use of materials wherever feasible. Concrete will be taken off-site for crushing and re-use. Contractors will be required to maximise the proportion of materials recycled;
- Segregation of waste at source where practical; and
- Re-use and recycling of materials off-site where re-use on-site is not possible

Energy and Water Usage

All relevant sub-contractors will be required to investigate opportunities to minimise and reduce use of energy and water, such as:

- Use of alternatives to diesel/petrol powered equipment where possible;
- The incorporation of sources of renewable energy to offset the use of main utilities will be considered;
- Selection and specification of energy efficient plant and equipment wherever viable;
- Implementation of staff based initiatives such as turning off taps, plant and equipment when not in use both on-site and within site offices; encouraging a paper-reduced office;
- Use of recycling water systems such as wheel washes; and
- Use of a rainwater harvesting system for use in equipment and vehicle washing;
- The energy and water consumption of the project will be monitored, for comparison against best practice benchmarks and improvements to be made.





ARK Putney Academy Refurbishment Project



What Happens Next?

Planning Programme:

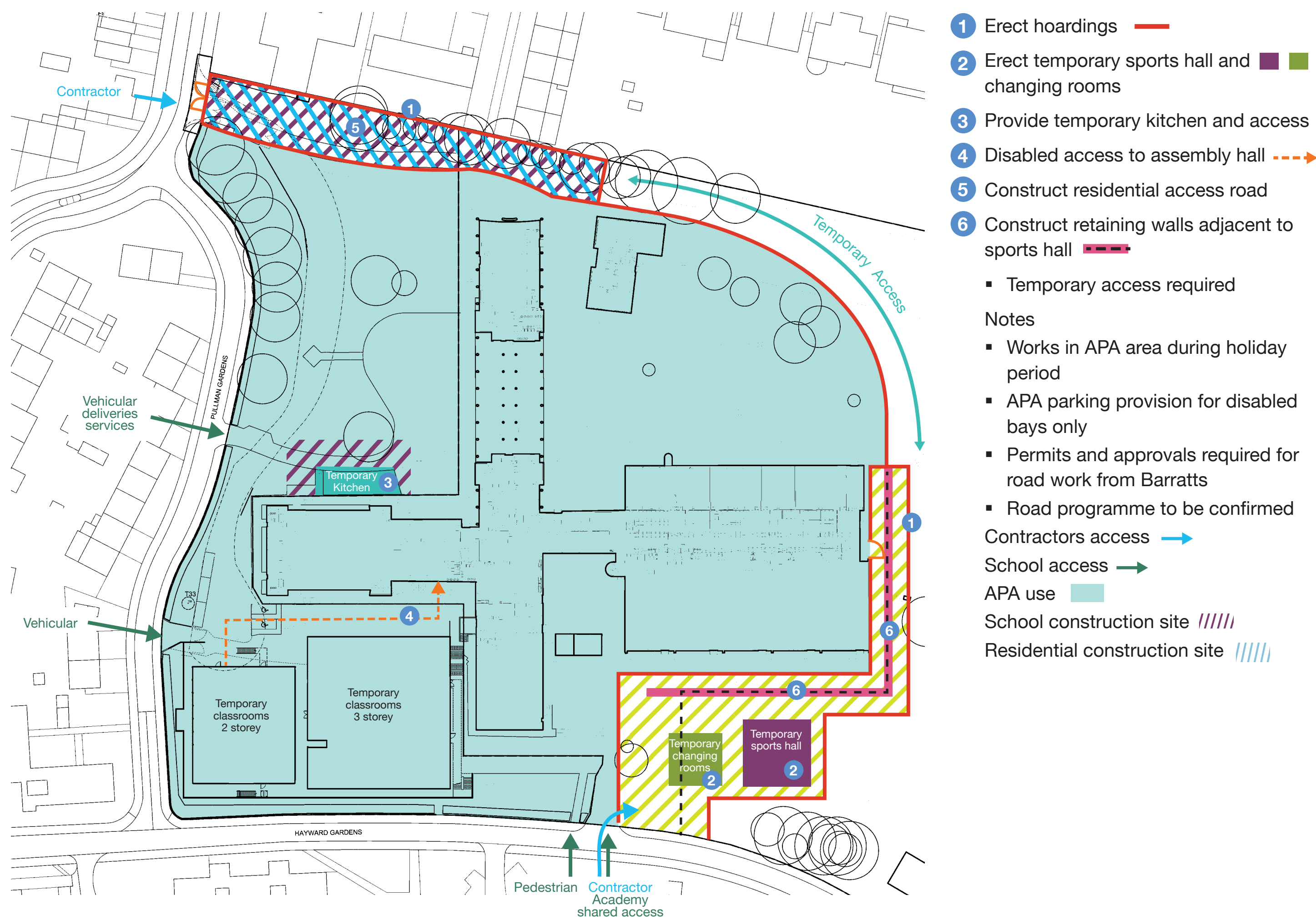
- Public Exhibition 1 Took Place December 2012
- Public Exhibition 2 February 2013
- Planning Application March 2013
- Planning Applications Committee Summer 2013

Refurbishment Programme:

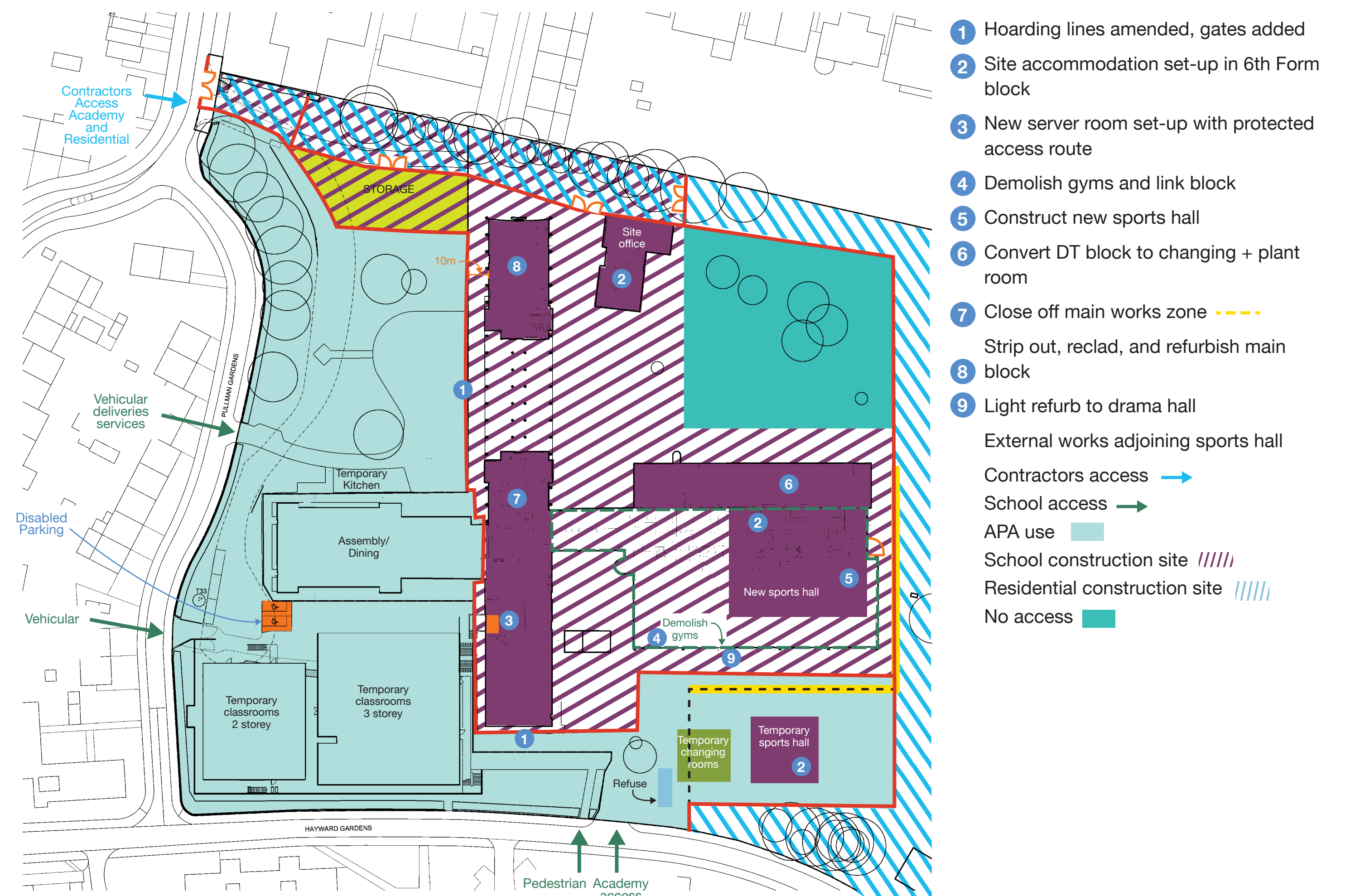
- Start On Site Autumn 2013
- Completion Summer 2015

Project Phasing

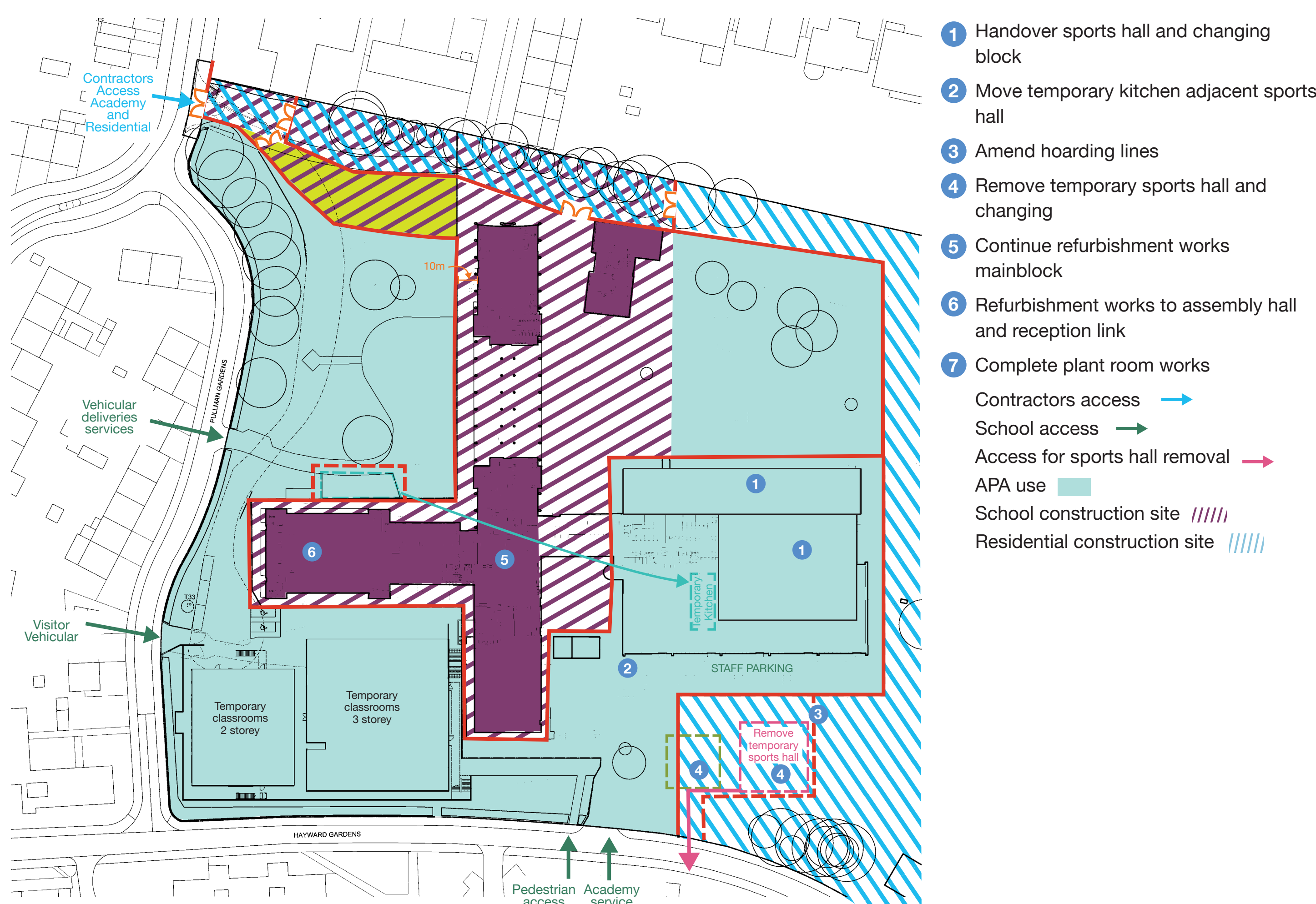
Phase 2 - Summer 2013 - Early Works



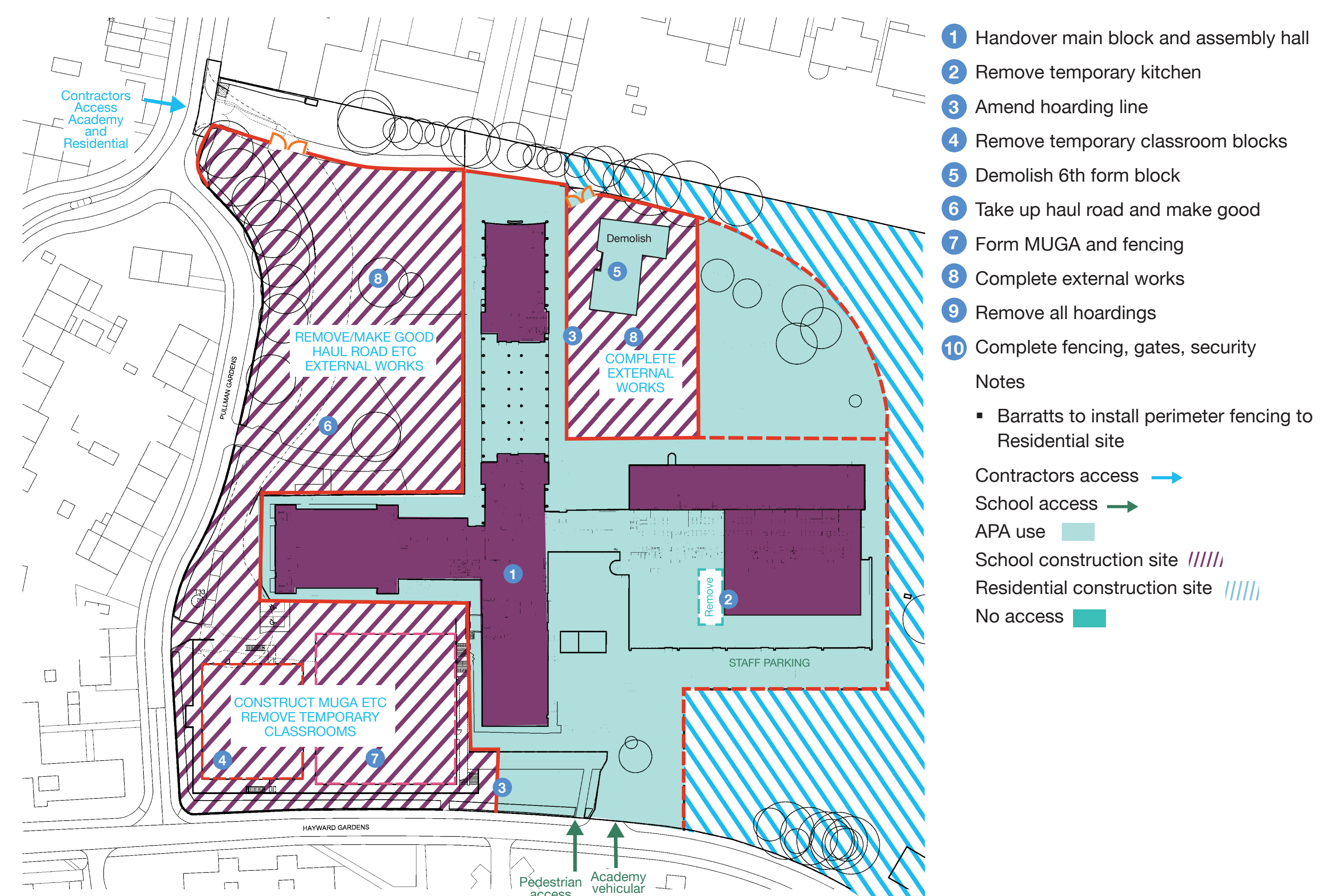
Phase 3 - Autumn 2013 to late 2014 - Main Build 1



Phase 4 - Winter 2014 / 2015 - Main Build 2



Phase 5 - Summer 2015 - External Works



How can I comment on the proposals?

Here and Now: Write your comments on the comment form provided and leave in the allocated location

By e-mail: APAconsultation@lendlease.com

By post to: APA (Elliott School) Consultation
Lend Lease
20 Triton Street, Regents Place
London, NW1 3BF

Review the proposals again:
In The Future: When the Planning Application is submitted you will be able to registryour comments with the Planning Authority.