

# Welcome

## Welcome to this public consultation exhibition about proposals for Ealing Fields High School on the former King Fahad Academy site, Little Ealing Lane.

The Education and Skills Funding Agency (ESFA) is a government body responsible for funding and supporting the delivery of new state-provided education and acquired the site in early 2017. Ealing Fields High School is run by Twyford CofE Academies Trust and is currently operating from temporary accommodation in the former Eversheds Sports Ground, Wyke Gardens. In September 2017 the ESFA appointed Bowmer & Kirkland to lead the design and construction process for the new school buildings.



The site

### Today's event is your opportunity to:

- Learn more about the school and the Trust
- View the proposals
- Speak with key representatives from the Trust and Development Team
- Provide feedback
- Raise concerns
- Understand the process

# Ealing Fields High School and Twyford CofE Academies Trust

Ealing Fields High School, a 4 Form Entry for 840 students including integrated sixth form, is the most recent member of the Twyford CofE Academies Trust family of schools. Ealing Fields High School is the smallest of the Trust schools, with only 120 in each year group. It was opened as a Free School in 2016 by a group of parents who had a strong desire to provide an excellent new school for the South Ealing community.

Since joining the Trust in September 2017, the school has quickly assimilated the same systems and resources as the two existing Trust schools (William Perkin and Twyford CofE High Schools – both Ofsted Outstanding). The partnership between the school and the Trust has created an exciting opportunity for Ealing Fields High School to continue its development as a modern, diverse and inclusive organisation within a broadly Christian framework.

## The education vision of the school includes:

- A comprehensive school which stretches and challenges students to achieve to the highest level.
- A highly academic curriculum – with focus on English, Maths, Science, Languages and Humanities.
- A curriculum model shared across Twyford Trust schools which will ensure students are supported to the same high standards of academic achievement.
- Longer afternoon lessons to develop creativity and curiosity.
- Emphasis on community and performance – extracurricular and community involvement are a priority.
- Encouraging the spirit of courageous endeavour, which supports effective learning and strong habits of leadership in its learners.
- Continuing its development as a modern, diverse and inclusive organisation within a broadly Christian framework.
- Highly disciplined – responsible behaviour and supported to develop positive disciplines as learners – 10:10 ethic

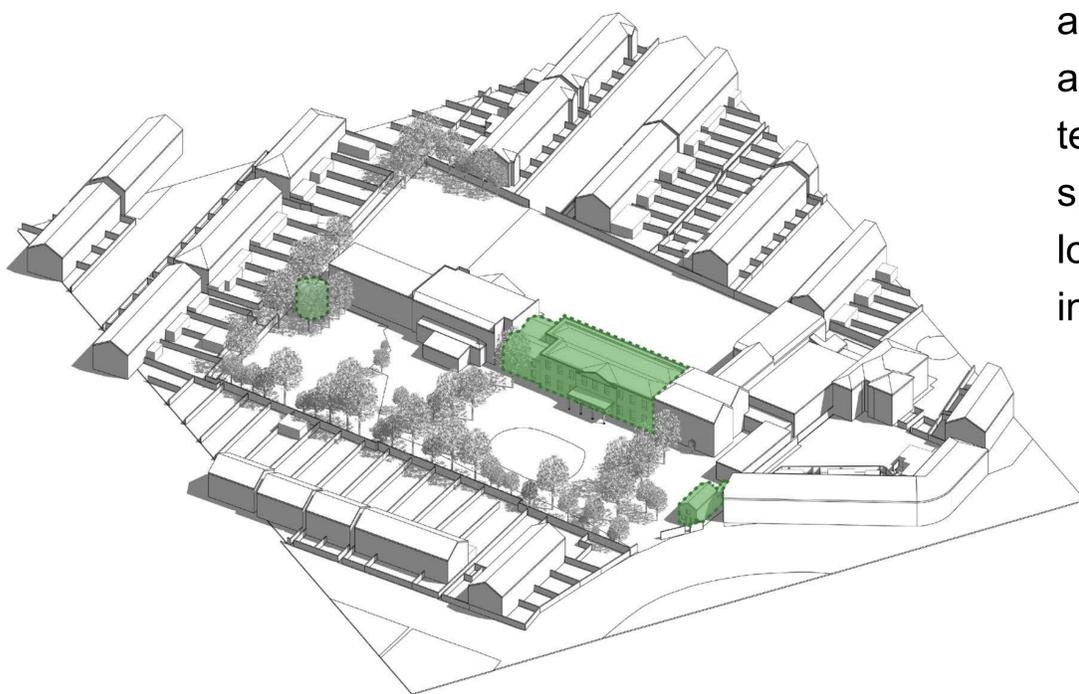


# Site History and Context

London Borough of Ealing has identified a critical need for secondary school places and the former King Fahad Academy site has been allocated for a 4 Form Entry secondary school in Ealing Council's Schools Development Plan Document.

## History

Place House was originally built in 1693 for the Teller to the Exchequer of Charles II. Towards the end of the 18th century it was substantially rebuilt and renamed Ealing Park. Following a succession of owners the site was acquired by the British Land Company, which broke up the 70 acre estate and sold it off in lots in 1882. Ealing Park House was retained, with significantly reduced grounds, and subsequently became a convent for an order of nuns who established a girls' school. From 1986 to 2007 the site was used as an educational facility for the King Fahad Academy. Since this time the site has been vacant and has fallen into disrepair.



Aerial view of the existing site and surrounding area

## Context

The site is approximately 1.04 hectares in size and is enclosed by 20th century housing. There are three buildings on site; the main L-shaped block, gatehouse, and folly. The main building comprises numerous conjoined blocks including the grade II listed Georgian mansion (referred to as Place House) and later 18th, 19th, and 20th century extensions.

The site is set back from immediate view from Little Ealing Lane, and is further concealed by mature trees and a boundary wall to the north, south and west. There is a carriage turning circle to the front of Place House and a tarmac play-ground and overgrown soft landscaping area to the rear.

The proposals retain the original 18th century Place House, together with the surviving portion of the service extension to the south, the gatehouse and folly. The later 19th and 20th century extensions are to be demolished and replaced with a part two-storey and part three-storey teaching block to the south and a two-storey sports block to the north. The proposal also looks to refurbish Place House, which is in poor condition.

# Design Proposal

## The proposal includes:

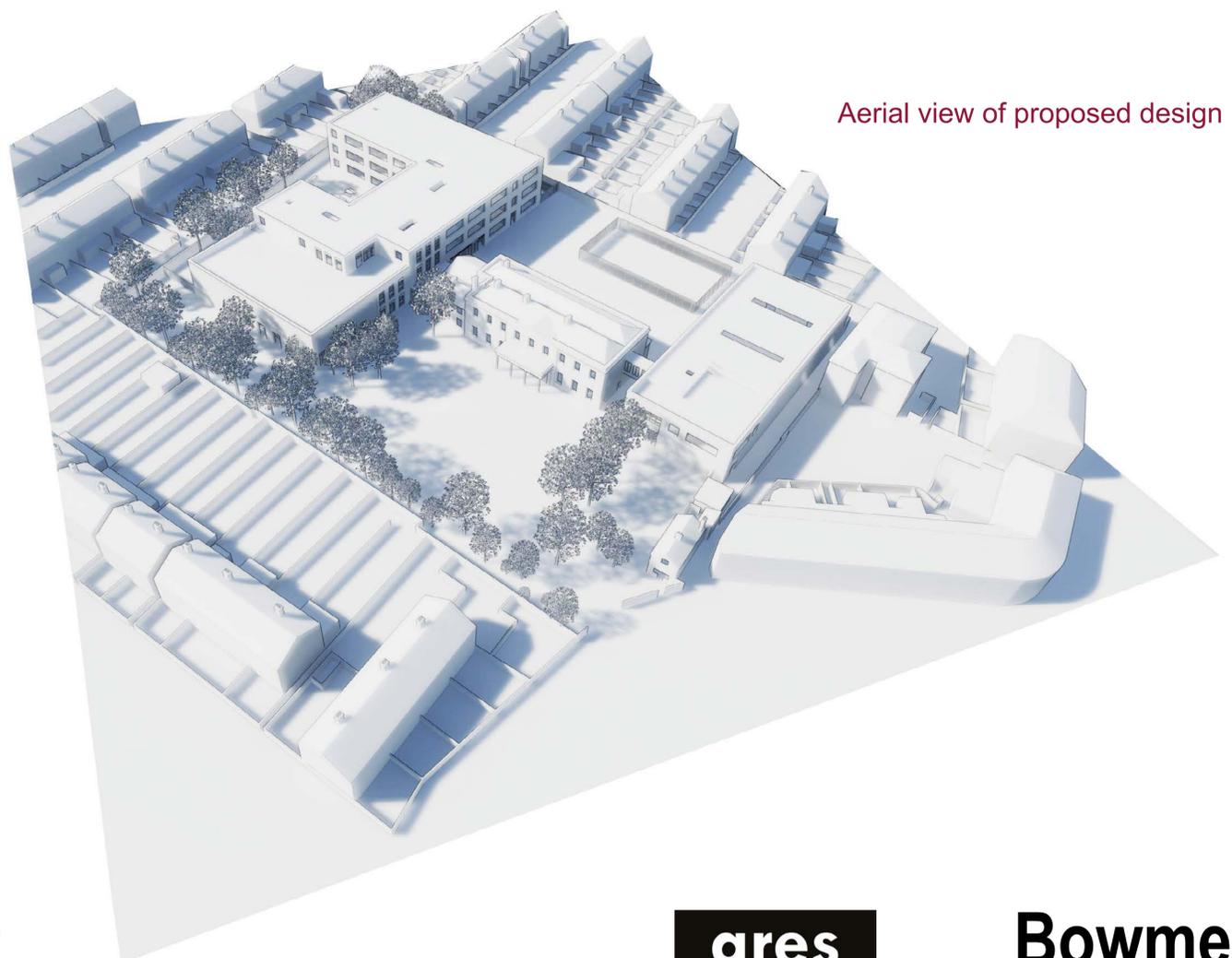
- The retention and refurbishment of Place House and service extension, along with the gatehouse and folly.
- A two and three storey main teaching block to the south of Place House, including main hall, activity studio, dining and kitchen areas, library, and sixth form social.
- A sports block to the north of Place House.
- Landscaped areas and Multi Use Games Courts.

The school has been carefully designed to respond to the local residential context and is respectful of Place House. The main teaching block to the south has been set back from properties along Ealing Park Gardens. To avoid overlooking neighbouring

properties, corridor ends, rather than classrooms, have been located to face the south, whilst classrooms are turned to face the blank gable ends of houses to the west.

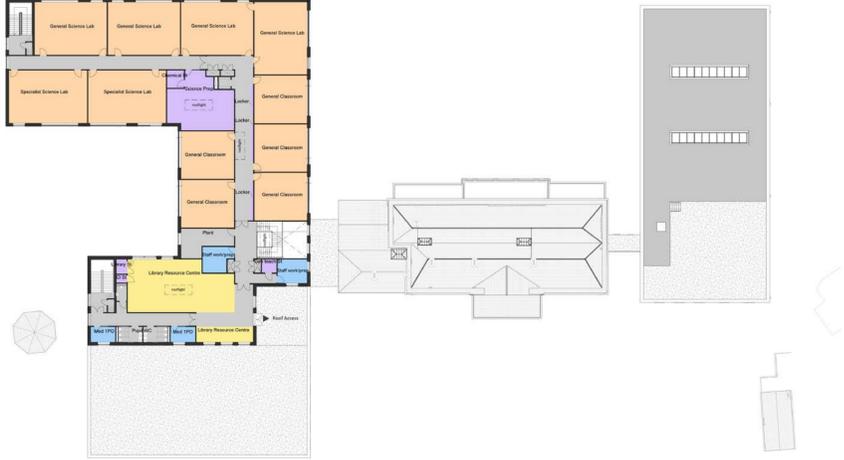
The design of the school has been developed to enable key facilities to be made available to the community outside of school hours. To enable community use the main hall and dining area are located off the main school entrance whilst the sports block has been developed as a standalone building with its own public entrance.

The ESFA have also acquired the Eversheds Sports Ground, which will provide the sports facilities for the school due to the shortage of space for sports pitches at the former King Fahad Academy site.



Aerial view of proposed design

# Floor Plans



Second floor



First floor



Ground floor

# 3D Views and Building Heights



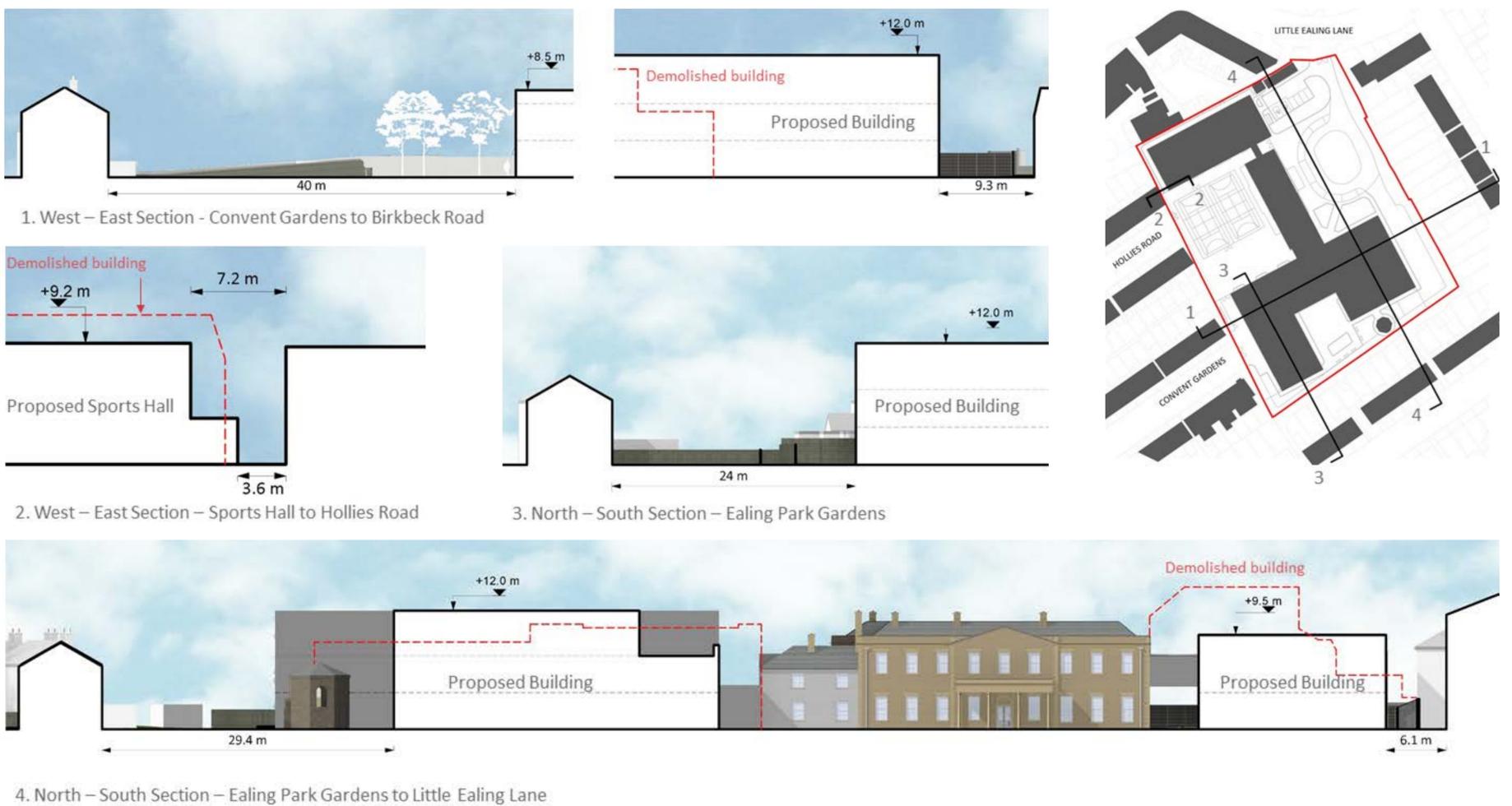
Main building frontage



Sport block frontage



Western playground elevations



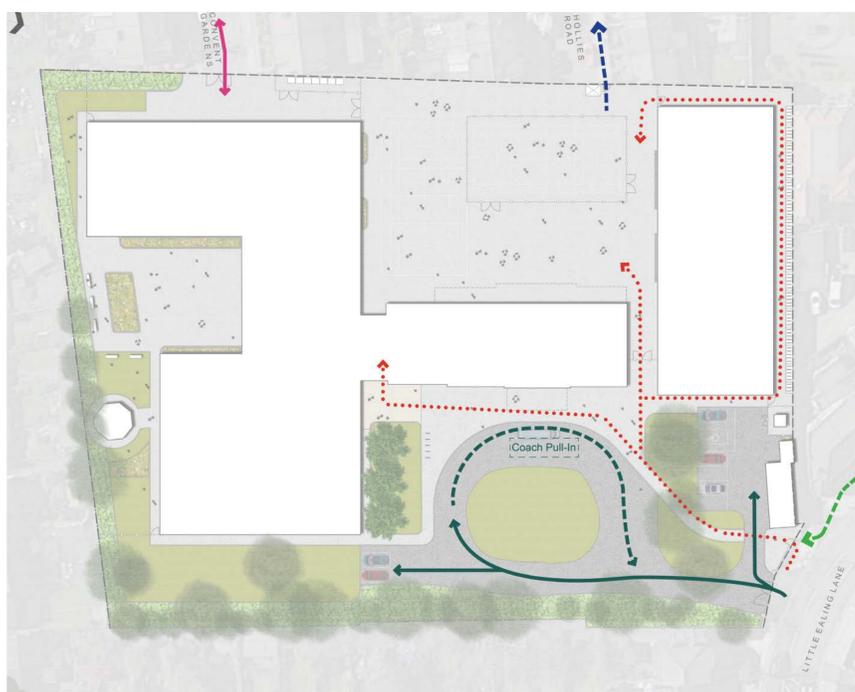
# Transport and Access

Following consultation with London Borough of Ealing, a Transport Assessment and Travel Plan is being prepared to review the impact of the proposed site and measures which could be implemented at the school to promote sustainable modes of transport.

## Accessing The Site

It is proposed that the main pedestrian entrance to the school for staff, students and visitors will be via Little Ealing Lane. Vehicular access will be limited to staff and visitors only, with no vehicular access permitted to students. It is intended that deliveries, servicing and refuse collection will be via a secondary vehicular entrance at the end of Convent Gardens.

Visitors will enter the building via the secure lobby in the new main entrance. At the beginning of the day students will congregate in the playground (west of the Place House).



## Promoting Sustainable Travel

The site has good local transport links, including regular bus services and it is anticipated that the majority of people travelling to the site will travel by sustainable means (i.e. public transport, walking or cycling).

The Trust already runs schools in the Borough and has successful travel plans in place to encourage sustainable travel. Some of the measures that the Trust are looking to employ include:

- Incentives to walk or cycle to school
- Bicycle training for students
- Staggered school start times
- Minimal site parking
- Encourage staff car sharing
- No student drop off by vehicle
- Information sent to parents

138 long stay and 10 short stay cycle parking bays will be provided. Eight car parking bays will be provided, including two accessible parking bays. It is proposed that coach drop off and pick up will be accommodated adjacent to the main school entrance.



# Programme and Construction

Bowmer & Kirkland will also be responsible for managing the construction of Ealing Fields High School.

Bowmer & Kirkland is a major, family-owned construction company, that has successfully delivered 25 schools for the ESFA. They are a partner member of the Considerate Constructors Scheme, which rates contractors on how they work to ensure impacts on the community are minimised, and will keep neighbours and the community informed of the progress on-site through newsletters, residents meetings and the site noticeboard.

As part of the planning application Bowmer & Kirkland will be required to detail the levels of traffic, noise, and any other impacts that would be expected during the construction process and provide mitigations measures to limit disturbance.

## Construction

During the construction phase of the project, it is envisaged that the contractor will utilise Little Ealing Lane as the site entrance. A Construction Traffic Management Plan will be agreed with London Borough of Ealing prior to construction commencement. This considers construction traffic routes, hours of operation, and measures to mitigate disruption and inconvenience.

## Key Dates

Pre-application Planning Liaison	November 2017 to April 2018
Planning Application Submission	Late April 2018
Construction Work Begins On Site	October 2018
Demolition Phase	December 2018 to February 2019
New Build Phase	March 2019 to January 2020
Construction Work Completed	April 2020



Construction Phasing plan

# Next Steps

## Thank you for coming to this consultation today.

Having viewed our proposals for the new school we would be delighted to hear your views. If you have any questions, please ask a member of our team.

We will listen to your feedback and take this into account, where possible, as we evolve our plans for planning.

It is our aim that Ealing Fields High School will open in the new buildings in April 2020.

### Contact Us

Please let us know what you think of our proposals. You can leave feedback by filling out a consultation feedback form and leaving it with us or:

### Post it to:

DPP London  
66 Porchester Road  
London W2 6ET

### Email it to:

[London@dppukltd.com](mailto:London@dppukltd.com)

### Key Benefits of The Scheme

- Provide a vital investment in education in the London Borough of Ealing
- Help meet the significant need for secondary school places in the area
- Provide a long-term viable use for Place House and the site
- Conserve the heritage assets in a manner appropriate to their significance
- Provide new purpose-built school facilities that will deliver an outstanding quality of education
- Provide sporting and other facilities which will be made available to the community outside of school hours
- Provide around 70 new jobs and a local boost to the economy

