

Appendix A – School Site Searches – Educational Estates Strategy Cabinet Paper 17th June 2013, Supplementary Questions

The table below shows sites that were reviewed for their potential suitability for school sites. Each site was scored against the Planning Policy criteria at the top of the table. Where the site raised issues of concern, a '1' was marked against it.

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Primary School Site Search - Initial Site Selection								
Map Sheet No.	Site No.	Site Name.	RO1 – Maintaining Open Character – Metropolitan Green Belt and Metropolitan Open Land	RO6 – Protecting the setting of Metropolitan Green Belt and Metropolitan Open Land	RO8 – Protecting Local Open Land – Local Open Land	RO9 – Education Open Space	RO15 – Outdoor Sport and Recreation	CS1 – Community Facilities, including Education
3 4	1	St Josephs College				1	1	1
	2	Norwood Grove	1	1				
	3	Norwood Grove and Playing fields	1	1			1	
	4	Biggin wood and allotments			1			
5 6	1	Virgo fidelis and St Josephs				1	1	1
	2	Eversley Road Playing fields			1		1	
	3	Downsview Primary School				1	1	1
	4	Westwood Language College				1	1	1
	5	Norwood heights shopping centre						
	6	Triangle day centre & Westow Park			1			
	7	Queens hotel						
	8	Stanbourne Woods			1			
7 8	1	Norbury Park and adult education centre			1	1	1	1
	2	Norbury Manor Primary School				1	1	1
	3	Norbury Hall			1		1	
	4	Kensington Avenue Primary School				1	1	1
	5	Highbury Avenue Playing fields			1		1	1
	6	St. James the Great				1	1	1
	7	Parchmore Road Industrial Estate						
		Bensham Grove Industrial						

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Summary of Search

This 2010 search identified 5 potential school sites (highlighted as blue in the table above) which had no major Planning Risk associated with them. They were

- Industrial Sites, Riddledown Road
- Refuse Depot, Brighton Road
- Builders Yard off Lower Addiscombe Road
- 50-66 Purley Way
- Croydon General Hospital

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2012 Site Search

Reference Number	Map Sheet No.	Site Name.	RO6 – Protecting the setting of Metropolitan Green Belt and Metropolitan Open Land	RO8 – Protecting Local Open Land – Local Open Land	RO15 – Outdoor Sport and Recreation	EM2 - Industry and Warehousing	Engaged policies total	Existing use	Site size (sq m)	Approx. distance to nearest school (metres)	Nearest school	Planning history	Additional information	Ownership
7	19 20	Industrial Site, 604 Mitcham Road					0	Industrial	8,620	50	Archbishop Lanfranc School	No significant proposals	0.5 - 1.7 acres advertised to let	O'Hara Property Investment Holding Co (rear of site), 3 ownerships (front of site)
9	19 20	Boydon Tiles and adj Land, 20 - 24 and 32 Mayday Road					0	Commercial	4,300, (5,275 includes 32 Mayday Rod)	280	Elmwood Infants	10/00190/P application refused for 60 units (20-24 Mayday Road) - applicant Chantry Estates. 05/00182/P application refused for 14 units at 32 Mayday Road - applicant Brackendale Investments		20 - 24 Boyden and Co Ltd. 32 (rear of site) Rodan Twenty Ten Ltd. 32 (front of site) Metis Holdings Ltd
23	27 28	Builders Yard, 22 Lansdowne Road and rear					0	Industrial	14400	220	St Marys Infant	No significant proposals	2006 value stated as £3.5m	In part - BRB (residuary) Ltd (contact David Gent LSH).
24	27 28	Commercial Works, Bensham Lane					0	Commercial/Retail	3500	adj.	Elmwood School	No significant proposals		2 rear units Friends Life (approx 2,135 sqm), front unit Eileen Kostick and Audrey Kostick (lease to Power Group till 2017)
25	27 28	Westways and adj. Clinics, Lodge Road and 47 - 49 St James Road					0	Community/Health	2750	280	Elmwood School	No significant proposals	SLAM potential dicposal late 2012/ early 2013. Also NHS site adjacent increasing size to 3995/5525	SLAM NHS Trust

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													sq m	
31	37 38	Land at c. 30 and 34 Addiscombe Road, adj. East Croydon Reform Church					0	Vacant	3225	400	Park Hill Infants	Pre-app discussion for 59 flats and 400 sq m of commercial space - no formal proposals	Acquired (with other sites) for £2.25m in Jan 2009	Brennan Land
33	51 52	Ambulance Station/Community Centre, 85/89 Waddon Way					0	Health	2910	325	Aerodrome Junior School	No significant proposals		F/H - Alan Matthey of Bushey Heath. 99 yr lease from 1983 to London Ambulance Centre. Community Centre unregistered
34	51 52	Garden Centre, Waddon Way (adjacent to ambulance station)					0	Commercial	10435	325	Aerodrome Junior School	No significant proposals		F/H - Alan Matthey of Bushey Heath. 60 year lease from 1988 Wyevale Garden Centres
35	53 54	Brethrens Meeting Room, Haling Road adj Haling park					0	Religious	3800	600	Purley Oaks Primary School	No significant proposals	For Sale by Auction Savills - 30 October 2012. Guide Price £900,000 +	Humphry Byng, John Harwood, Sean Carron, Raymond Cooper, Michael Napthine; the trustees of Croydon Gospel Hall Trust
3	7 8	Nuffield Health Club, adj Norbury Hall, 1212 London Road		1			1	Leisure	1,600 building, need to check wider site	480	St James the Great Primary	No significant proposals	Adj. is Norbury Park Lawn Tennis Club and Open Space	
4	9 10	Bensham Grove Industrial Estate, 52 - 78 Bensham Grove and adj to Osbourne Road					0	Industrial	East 14,770, West 5,180	250	St James the Great Primary, St Cyprians Greek Primary	No significant proposals. PP granted for 4 residential units at adjacent site at 9 Osbourne Rd	Well occupied Industrial Estate, one vacant unit	

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Reference Number	Map Sheet No.	Site Name.	RO6 – Protecting the setting of Metropolitan Green Belt and Metropolitan Open Land	RO8 – Protecting Local Open Land – Local Open Land	RO15 – Outdoor Sport and Recreation	EM2 - Industry and Warehousing	Engaged policies total	Existing use	Site size (sq m)	Approx distance to nearest school (metres)	Nearest school	Planning history	Additional information	Ownership
10	19 20	Brigstock Manor, c. 131/133 Brigstock Road						Residential					Separate feasibility being prepared	
15	23 24	Addiscombe Boys and Girls Club, Stroud Green Way, CR0 7BE						Community					Close to Stroud Green Lodge	
16	23 24	Stroud Green Lodge, 49 Stroud Green Way						Residential					Separate feasibility being prepared	
	7 8	Highbury Avenue Sports Ground						Community					Separate feasibility being prepared	

Summary of Search

The 2012 Site Search proved valuable for identifying potential sites. The shortlisted sites in the second table above and several from the first list have all been actively pursued for Primary School Sites. Addiscombe Boys and Girls Club was subsequently discounted as it was determined too valuable to the community.

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2013 Site Search

Sites reviewed – discounted for Targeted Basic Need bid

Site	Image/Site Plan	Planning Locality	Size (m2)	Commentary	Rationale for discounting
Morland House and Rees Lodge Morland Road CR0 6NA	East	4600	Potential mixed use scheme including educational use.	CCURV site	
Davis House Robert St and Fell Road CR0 1QQ	Central	1300	Office building immediately behind the new civic centre. Jointly owned by CCURV and LA.	Prohibitively expensive to procure. Level access problematic. Limited outdoor space.	
226 Pampisford Road CR8 2NG	South	3870	Vacant cleared site opposite Regina Coeli. Planning granted for 31 additional care units and one unit for staff	Not in area of immediate demand for places. Potential significant highway issues. Unlikely to meet bid criteria for expansion of Regina	

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Cheriton House Chipstead Avenue Thornton Heath CR7 7DG	North West	1700			Backs on to newly extended library. Disused T shaped brick building – potential for remodelling or demolition.	Site committed for affordable housing
Leon House car park Eldridge Road and Masons Ave CR0 9XT	Central	4000			Substantial open space. Potential for temporary use/decant site. Leon House currently semi occupied.	Not in public ownership and owner in receivership – deliverability within required timescales likely to be unfeasible
Waddon Way Garden Centre CR0 4HY	Central	10300			Generous site. Ownership to be determined. Adjacent to leisure/ community facilities and ambulance station. Potential for secondary/all through. The 'Diving Stage' is a Grade II Listed Structure and must be retained.	Not in public ownership and – deliverability within required timescales for bid likely to be unfeasible, but longer term potential post September 2015
12-20 Surrey St Charles Street CR0 1TR	Central	3690		5 storey deep plan multi storey car park. Substantial structure. Adjacent to Exchange Square. Slab to slab height may be too shallow. Substantial remodelling project. Ownership to be determined.	Not in public ownership and – deliverability within required timescales for bid likely to be unfeasible. Longer term potential for secondary provision.	
2 Union Road CR0 2XU	North West	383		3 storey D1 use. Freehold for sale for £325k. Poor condition.	Not in public ownership. No outside space. Site too small.	
Wandle Road Car Park	Central	TBC		Council owned and currently used as staff car park. Long narrow site under and adjacent to flyover. Discussions progressed regarding erection of bus stand.	Likely to be unsuitable for primary – potentially significant noise and air quality	

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Croydon College Car Park	Central	Good central location. Small site – potential for short term capacity	Being developed for commercial and residential
All Saints C of E Primary	On border of North West and East	Potential expansion project	Insufficiently strong educational rationale
Independent school adjacent to Virgo Fidelis RC secondary	North West	Discussions underway to bring independent school into VA sector and add 1FE. Potential presumptive Free School/Academy – co-sponsored?	Insufficiently strong educational rationale as per DfE Criteria
Eldon PHAB Hall, Dering Place CR0 1DT	Central	Potential for colocation of Eldon PHAB and primary expansion – Howard Primary. Discussions taking place re bulge class and use of car park.	Previous discussions with stakeholders have been unsupportive of an expansion proposal. Howard already expanded and demand for places further to the north
Westwood Girls Language College Spurgeon Road SE19 3UG	North West	Expansion potential – all through	Insufficiently strong educational rationale as per DfE criteria
Telephone Exchange, 80 Brighton Road CR8 4DA	South West	Potential to engage with Telereal Trillium regarding site? Limited outdoor space.	Not an area of immediate demand but potential future option
Crystal Palace Football Club car park SE25 6PU	East	CPFC sponsorship of free school on part of car park site?	Alternative plans for site in train
Zodiac Court (near to Praise House) CR0 2RJ	Central	Not Council owned. Mixed development opportunity? Regen team looking at this.	Not in public ownership and – deliverability within required timescales for bid likely to be unfeasible. Longer term potential for secondary provision.

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**Timebridge Community
Centre**, Fieldway
New Addington
CR0 9AZ

South East

Former independent nursery –
Little David's School. Local
Open Land. Existing use -
Family Centre, Youth Centre,
Learning Tree Pre-School?
Needs investment.

No immediate local places
demand. Council to grant long
lease.