

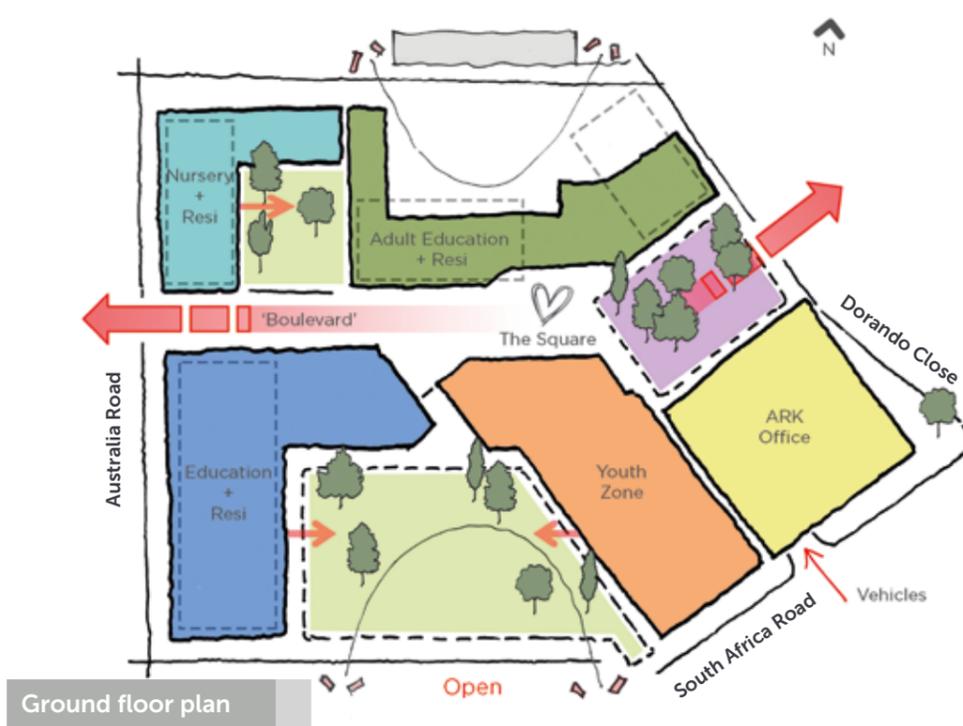
Welcome and our vision



Welcome to our public exhibition, which provides an update on draft plans to redevelop Ark Swift Primary Academy, Harmony Neighbourhood Nursery, the Adult Community Learning Centre and surrounding land between Australia Road, South Africa Road and Dorando Close in White City.

The plans are being developed by several partner organisations, including Ark Swift Primary Academy and Harmony Neighbourhood Nursery, which are working together to redevelop the site and create an innovative new education hub called EdCity.

In November 2016, we held a public consultation on the initial draft plans for EdCity. Now, we want to update the local community and show how the plans have evolved before we submit a planning application to Hammersmith & Fulham Council later this year.



Ground floor plan

EdCity is a ground-breaking project to create an innovative new education hub, where organisations with a shared mission will collaborate to improve education standards in the local community, London and beyond.

Draft plans for EdCity include:

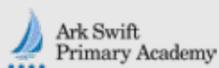
- A brand new, state-of-the-art two-form entry **Ark Swift Primary Academy**, alongside improved play facilities
- Expanded facilities for the Ofsted-outstanding **Harmony Neighbourhood Nursery**, increasing its capacity from 45 places to 75, and building new play space
- Activities for local young people aged 8-19, or up to 25 with additional needs, in a new **OnSide Youth Zone**, open seven days a week. Alongside the vast array of engaging activities (including climbing, dance, drama and art, as well as a wide range of sports and music), the Youth Zone team will work in partnership with local organisations to support young people to broaden their horizons through employability and mentoring workshops
- A council-operated, expanded **Adult Community Learning Centre**
- **132 new homes**, 50 per cent of which would be affordable homes to help meet local need, with the other half available for private rent
- Around 12,000 sq m of **new office space** for Ark and other tenants
- A new **pedestrian route** connecting the White City Estate and Dorando Close
- A new **public square** with high-quality landscaping and public realm

The EdCity partners



EdCity is being delivered by a range of different partners, which are all collaborating to make it a reality.

Ark is an international charity transforming lives through education. It exists to give every child, regardless of their background, a great education and real choices in life.



EdCity is supported by Ark Ventures, which incubates, launches and supports organisations that have the potential to deliver widespread change in education and society.



OnSide has established a successful and thriving network of Youth Zones across the United Kingdom.



Annual Youth Zone membership is just £5, with each visit costing just 50p. Young people are able to take part in any of the activities that are taking place during that session.

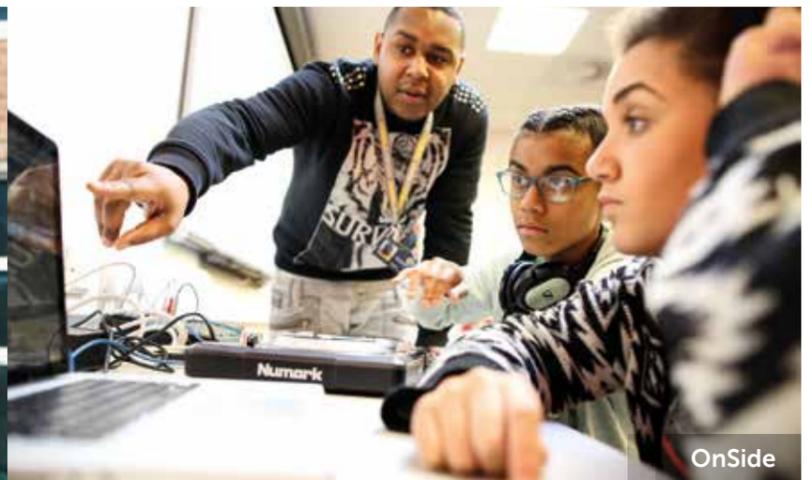
Harmony Neighbourhood Nursery was established in 2001 and offers a happy, stimulating place where children grow and develop in a safe environment.



The local authority, Hammersmith & Fulham Council, would also be involved in EdCity, by providing and managing the new homes.



Ark Swift Primary Academy



OnSide



Harmony Neighbourhood Nursery

Our initial proposals



In November 2016, we held a series of public consultation events on initial draft plans for EdCity. More than 90 per cent of the people who attended and gave us comments said that they supported the proposals.

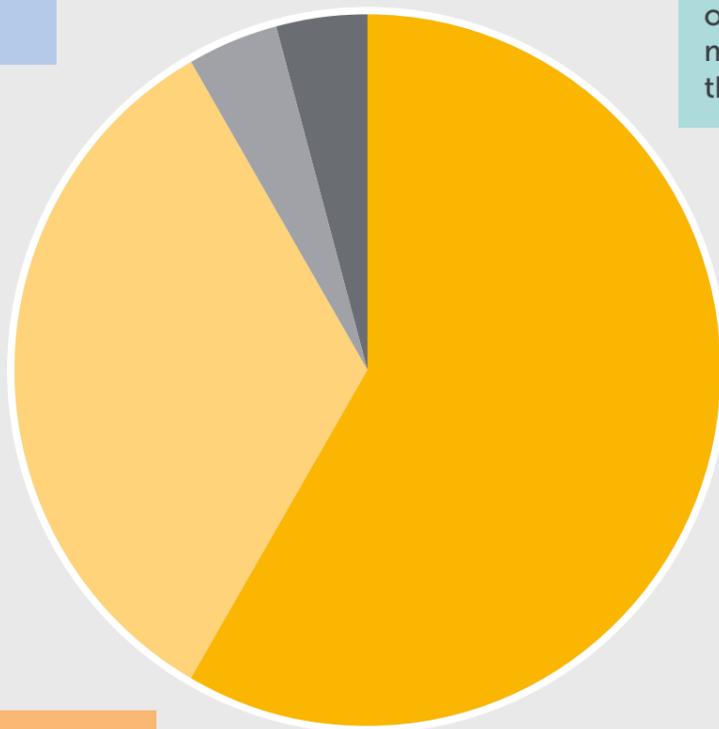
What do you think of draft proposals for EdCity?

“““ This is a fantastically exciting opportunity to reimagine Ark Swift and bring together lots of community stakeholders in a beautiful new setting. I can't see any reason why we shouldn't do this – it's a no-brainer!

“““ Parking issues – during match games now there will not be parking for QPR on site.

“““ I am a Harmony parent and I welcome the opportunity for this fabulous nursery to expand. However, I am concerned about where Harmony will be sited in the early construction phases. This needs to be urgently resolved for the peace of mind of all parents who rely on this service. The nursery must stay in, or very close to, the White City Estate.

“““ I like the stepping up in height, particularly in the context of the adjacent high-level blocks on the BBC site.



- 58% Fully support
- 34% Broadly support
- 4% Do not support
- 4% Don't know

“““ I am loving the idea of a new Youth Zone, something that I think is badly needed around here... Well done EdCity, I do hope you get planning permission for this!

“““ Exciting development that will enhance the area. Good to see that adult education will be relocated to a higher-profile building.

“““ Aligning the pedestrian / cycle route with the stub of Commonwealth Avenue to the south of St Michael's Church opens up the possibility of pedestrianising this quiet stub road, to continue as far as Pope John school playground / Our Lady of Fatima Church. This would build in flexibility to the prospective redevelopment of the St Michael's Church / Nubian site.

“““ My concern as a parent of a child who attends Ark Swift Primary Academy is that whilst work is being done there should be minimum disruption to the children. Safety and security are very important too whilst works are going on.

How the proposals have evolved



Since our last consultation in November 2016, the proposals have evolved, although the basic principles remain the same.

The council has joined as a partner, and additional private and affordable housing has been added to ensure the project is deliverable.

As a result, there have been some changes to the balance between different uses, as well as the locations of certain buildings. We are also proposing to add a new residential building on Dorando Close.

This would create a total of 132 new homes (38 for social rent, 28 for intermediate rent and 66 for private rent). This building would also house the adult community learning centre on its ground floor.

Changes include...

Reducing the amount of office space and opening it up to other tenants beyond not-for-profit partners	2016 <ul style="list-style-type: none"> ■ Around 16,700 sq m of office space on South Africa Road ■ Only for charities and not-for-profit organisations 	2017 <ul style="list-style-type: none"> ■ 12,144 sq m of office space ■ Other organisations can also rent space
Moving the OnSide Youth Zone to South Africa Road, into space freed up by reducing the size of the office building	2016 <ul style="list-style-type: none"> ■ Fronts onto Dorando Close 	2017 <ul style="list-style-type: none"> ■ Fronts onto South Africa Road and the new public square ■ No change in size or facilities
Adding more homes for private and social rent	2016 <ul style="list-style-type: none"> ■ 50 homes <ul style="list-style-type: none"> • 25 above the nursery facing Australia Road • 25 above the school facing Australia Road 	2017 <ul style="list-style-type: none"> ■ 132 homes <ul style="list-style-type: none"> • 24 above the nursery facing Australia Road • 24 above the school facing Australia Road • 84 in a new building above the adult community learning centre on Dorando Close • 38 homes would be for social rent, 28 for intermediate rent and 66 for private rent

The new Ark Swift Primary Academy, Harmony Nursery and Adult Community Learning Centre remain the same as proposed in 2016.

There have also been some specific changes to the design and massing to accommodate the new residential building on Dorando Close and smaller office space on South Africa Road.

Overall, the proposals are similar in height to the initial draft plans, except for the office building on South Africa Road which would increase by one storey (to nine storeys in total).



How EdCity would look



Our updated proposals for EdCity look and feel very similar to the plans that we presented in November 2016.

An innovative Youth Zone for local young people

Leading young people's charity OnSide will open a new Youth Zone within the development. This will offer affordable activities in sports, arts, music, employability and mentoring to young people from 8 to 19, or up to 25 for those with a disability, every day of the week.

The facilities will be open to young people from White City and the wider borough, and will include a four-court sports hall, fitness suite, climbing wall, dance studio, music suite with a recording studio, and a performing arts area.

Providing room for the Ofsted-outstanding Harmony Neighbourhood Nursery to grow

Harmony Neighbourhood Nursery will be rebuilt and expanded, increasing its size to benefit up to 75 local children. By almost doubling its intake, the nursery will be able to benefit more families in the local area.

Throughout the demolition and construction programme, the nursery will be rehoused by Hammersmith & Fulham Council in an appropriate local location. We are working hard to minimise any impact on the nursery and on children throughout the process.

EdCity would also:

- Create new spaces for children to play
- Develop a new edible garden on a first-floor terrace

New homes

EdCity will include 132 new homes. 28 of these will be for key workers such as teachers, including those who are employed by Ark and the local council. 38 homes will be for social rents, helping to meet local need, while the remaining 66 will be for private rent.

The homes will be built above the school and nursery, as well as in a new residential building, which would also house the adult community learning centre on its ground floor. The homes will be completely segregated from all of the other elements, designed with separate access points.

Just under half of the new homes would be one-bedroom apartments, while the remainder would be two-bedroom homes.

New offices

Ark will relocate its head office to this new office building, while other charities and commercial partners will also be able to rent space, allowing new organisations to relocate to White City.

The Adult Community Learning Centre

This existing education facility will be rebuilt and expanded, offering a real benefit to local people. It will continue to be managed by Hammersmith & Fullham Council.

A new, state-of-the-art Ark Swift Primary Academy

Ark Swift Primary Academy would move straight from the existing school into brand new, top-class facilities. As well as state-of-the-art technology in every classroom, the new school would provide pupils with facilities for sports, art, cookery and IT. By providing these important facilities, EdCity is investing in every child at Ark Swift, helping them to get the most out of their primary education. Pupils will also be able to benefit from the once-in-a-generation opportunity provided by being part of the community at EdCity, forging links with the Youth Zone and the tenants in the new offices which are working to improve education standards.

EdCity would also:

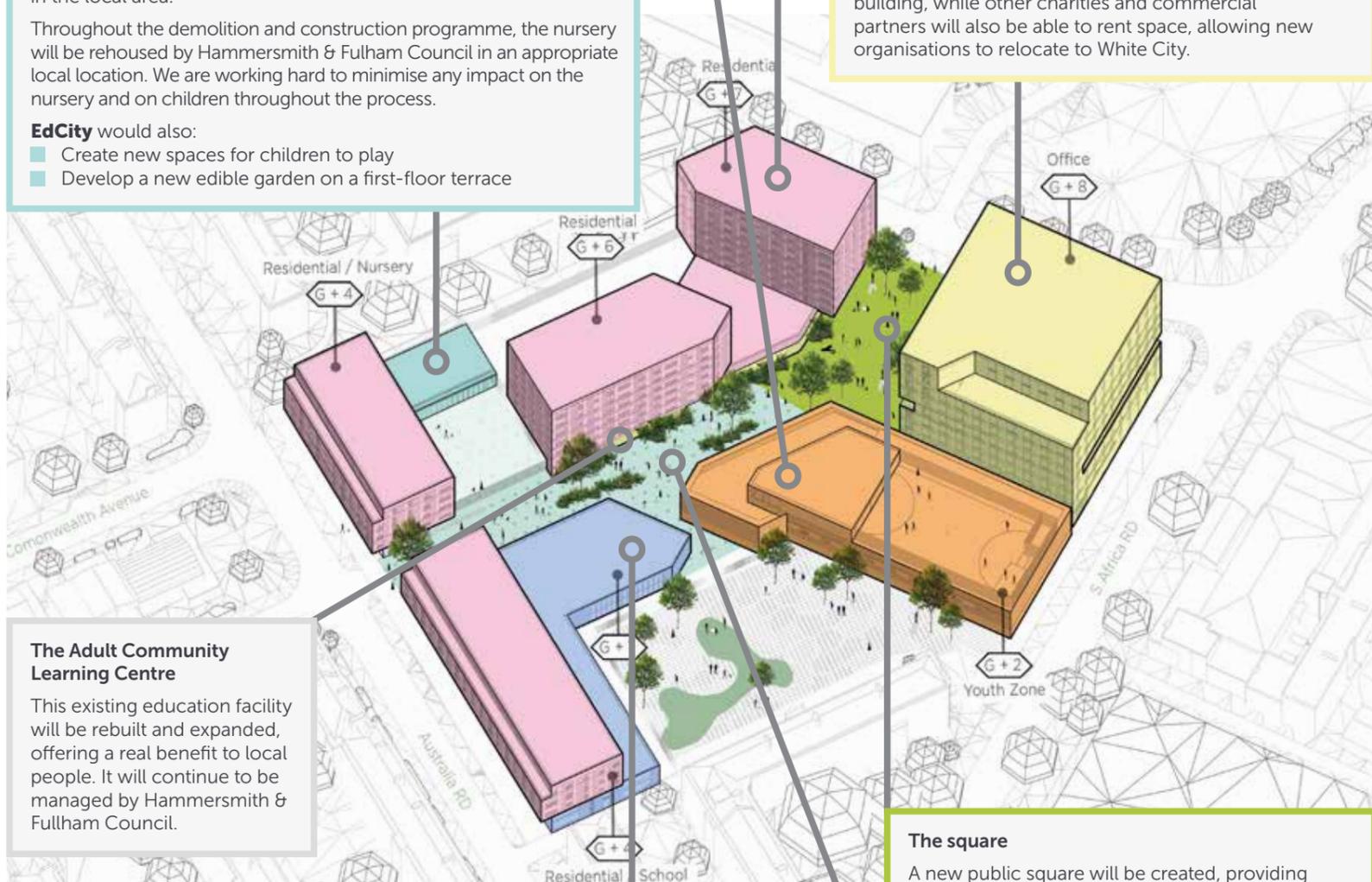
- Provide high-quality new play areas and an edible garden to teach pupils about gardening and food production
- Allow Ark Swift's early-years nursery to expand and grow

The square

A new public square will be created, providing high-quality landscaping and a vibrant public space. It will also provide access to the Youth Zone, adult community learning centre and offices.

The boulevard

This new public route will create an east-west pedestrian link through the site, providing access to the new buildings at EdCity. It will also connect the White City Estate and Dorando Close, improving links to Wood Lane, the tube stations and new developments in the area.



Construction and phasing



The construction programme has been carefully prepared to minimise the impact on children at Ark Swift and Harmony. If the planning application is approved, the buildings on the southern part of the site would be built first, with the buildings on the northern part of the site following soon after.

INITIAL DEMOLITION

First, we would demolish the buildings shown in blue – Harmony Neighbourhood Nursery, the Adult Community Learning Centre and part of Ark Swift Primary Academy. The nursery and adult community learning centre would move to temporary facilities during the demolition and construction work.



PHASE 1

Construction would then start on the buildings on the southern part of the site, including the new Ark Swift Primary Academy building, with affordable housing above, as well as the new Youth Zone and offices.



SECOND DEMOLITION

When the buildings on the southern part of the site are complete, pupils at Ark Swift will move into the new school, and the Youth Zone and offices will open. The empty old school building would then be demolished, clearing the way for the rest of the new buildings.



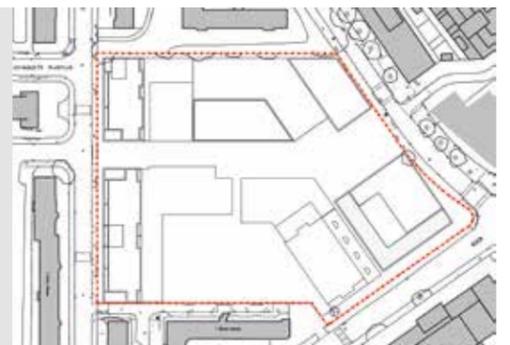
PHASE 2

Once the northern part of the site is cleared, work will start to build the new Harmony Neighbourhood Nursery, adult community learning centre and additional new homes.



COMPLETION OF DEMOLITION AND CONSTRUCTION WORK

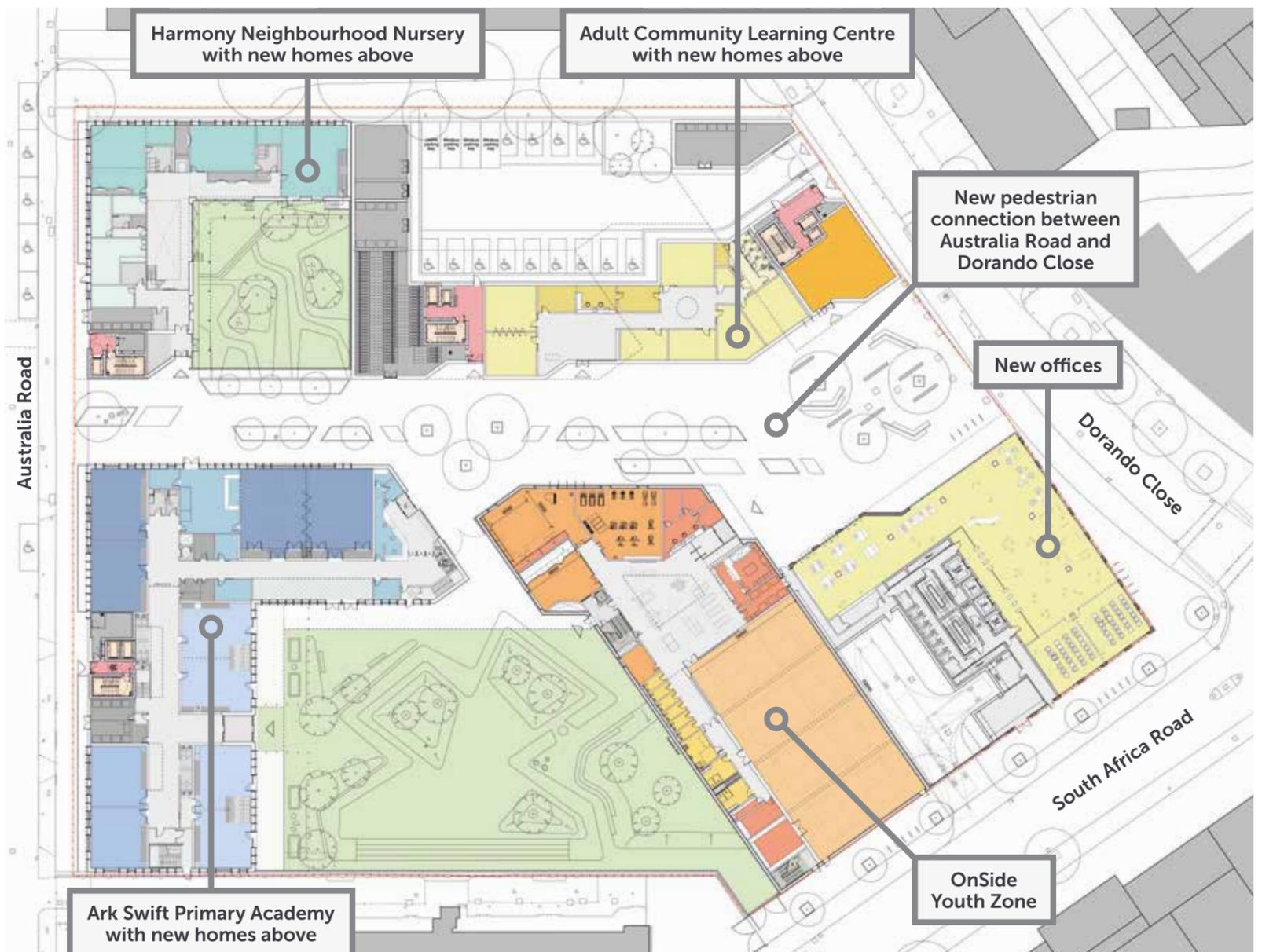
When all of the new buildings are completed, Harmony and the adult community learning centre will move back to the site into their new facilities.



The layout of EdCity



Here, you can see more detail about how each building would look at ground-floor level.



TRANSPORT AND PARKING

EdCity is very well-connected, located within walking distance of three tube stations and several bus routes. This means that, to maximise the space at **EdCity**, no car parking would be provided, except for 13 disabled parking spaces for people living in the new homes. These would be accessed via Dorando Close.

Some blue badge parking spaces would also be provided on Australia Road by rationalising school 'keep clear' markings, while the school, nursery and Youth Zone would be served by three minibus spaces. Separate cycle parking would also be provided, encouraging people to travel by bicycle where possible.

DELIVERIES AND SERVICING

The service entrance for the offices would be in a dedicated loading bay off South Africa Road, while the Youth Zone would be serviced from South Africa Road. The new homes, as well as the school and nursery, would be serviced from Australia Road.

Landscaping and sustainability



We want to make sure that **EdCity** is as green and sustainable as possible and fits in with the surrounding area, providing lots of welcoming outdoor space for local people.

At the centre of **EdCity** is a landscaped boulevard, open to pedestrians and cyclists, providing a link between the White City Estate and Dorando Close. The boulevard would feature benches, trees and plants, and informal 'play on the way' equipment, all of which would make it welcoming and fun for the community.

This would create a 'green ribbon' through the site, creating an attractive new route, as well as helping with drainage.

At the eastern end of the site, the boulevard will open up to form a new square, creating a dynamic, high-quality space for the community to enjoy.



All of the building materials and plants have been chosen to fit in with the surrounding area.

The landscaping proposals also include a communal garden at first-floor level, which could be used by residents of the new building above the Adult Community Learning Centre.

The school and nursery would also benefit from secure, interactive first-floor playspace.



SUSTAINABILITY

We want **EdCity** to be an environmentally-friendly place to live, work and study. The proposals include a 'Combined Heat and Power' system, that will provide low-carbon electricity for the buildings, as well as heating. The residential buildings will benefit from additional power through solar panels, while energy-efficient lights will be installed throughout **EdCity**.

Feedback and next steps

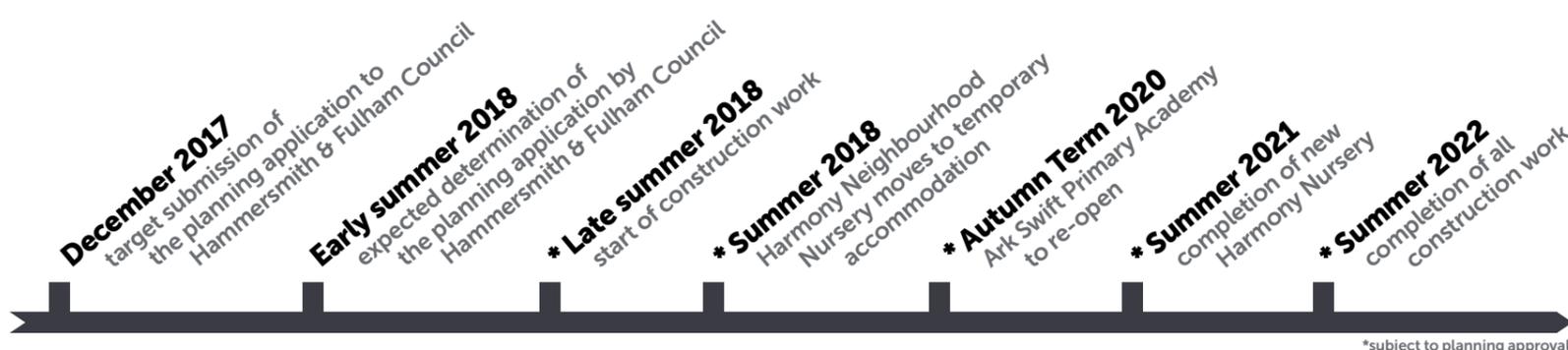


Thank you for viewing our latest proposals for EdCity. You can give us any comments before we submit a planning application to Hammersmith & Fulham Council later this year.

You can let us know your comments by filling in a feedback form here or posting it back to us using the address below.

You can also complete the form on our website: www.edcity.co.uk

INDICATIVE TIMELINE



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