



COMMUNITY UPDATE

Welcome to the first of what we hope will be a regular newsletter about the exciting plans to develop the area of White City between Australia Road and South Africa Road.

The £150m, not-for profit scheme (that has been known as “EdCity”) will create 132 affordable homes, a new primary school building, nursery, and adult learning spaces, as well as a new youth zone, an office building and a public space with pedestrian routes linking the White City estate to White City Place and Wood Lane.

Work started this month and will be completed in 2 phases, with phase 1 expected to be complete in 2023.

The development is being delivered by ECDL, on behalf Hammersmith and Fulham Council and Ark, an education charity that runs the Ark Swift Primary school on the site. The construction work will be carried out by contractor Bowmer and Kirkland Ltd.

WHAT WILL THE DEVELOPMENT OFFER?



EDUCATION FOR ALL AGES

At the heart of the development are modern education facilities for the local community:

[Ark Swift Primary Academy](#) will get a new building providing state-of-the-art classrooms, new outdoor learning spaces, improved IT, and sports and performing arts facilities.

The current [Adult Community Education Centre](#) will be transformed entirely and offer an extended service to adults taking their first steps back into education, training and employment. The centre will provide training and offers life-long learning opportunities for residents, with the main aim of supporting people back into work.

[Harmony Nursery](#) will be bright and spacious, and the capacity will nearly double, providing much needed early years education.



AFFORDABLE HOUSING

The project will offer a new housing development of 132 properties—all affordable for local people and key workers, including teachers. This will include 55 one bed apartments and 77 two bed apartments. 33 of these apartments will be London Affordable Rent Units and 61 will be Shared Ownership Units.



NEW OFFICE SPACE AND HUBS

A 100,000sq ft office will be created for businesses providing space for up to 1,000 jobs. This will be the new permanent home for Ark and other organisations, including charities and social enterprises.



YOUTH FACILITIES

The development will include a new OnSide Youth Zone providing activities and opportunities for local young people, with facilities such as a climbing wall, 3G pitch, boxing room, a fully equipped gym, a training kitchen, and a four-court Sports Hall.

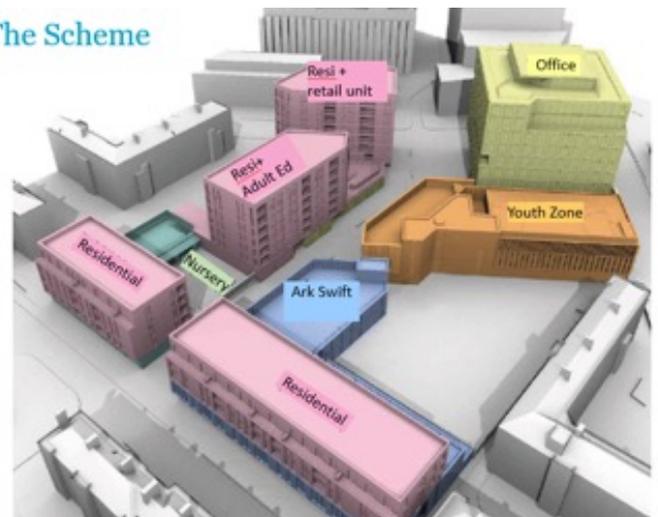


COMMUNITY SPACE

A new pedestrian and cycle route will be created connecting the estate with transport links, cutting commuting times and creating a direct link to White City Place. A new boulevard and square for the public to enjoy with opportunities for exhibitions and pop-ups.



The Scheme



TIMELINE FOR THE PROJECT

● 2021

Hammersmith & Fulham Council approved plans for the development to proceed, with initial works starting in July 2021. Demolition will take place during the summer and autumn.

● 2022

Ongoing construction of Phase 1: The new primary school, residential, youth zone and the office building.

● 2023

The new primary school building will open, and pupils will move straight from the existing building into their brand-new classrooms in September. Completion of 24 affordable apartments. The youth zone and office are due for completion towards the end of the year. Commencement of Phase 2.

● 2024

Construction of Phase 2: the nursery, adult education space and the remaining apartments.

● 2025

Development complete



UPCOMING CONSTRUCTION ACTIVITIES

JULY

We have carried out a nesting bird survey and a roosting bat survey, which found no nesting birds or roosting bats within the vicinity of the site. We have now commenced with the removal of trees and vegetation, and also erected hoarding in the playground to separate the works from the school.

AUGUST

We will remove the brick perimeter wall with a large digger, replacing it with an 8ft high timber hoarding to contain our site. To ensure this is done safely, we will first install a temporary metal fence, which will be removed once the timber hoarding is installed. The wall will be removed using a large digger with a breaker attachment to form the holes for the new fence to be installed. We will start by removing the wall on Dorando Close, then South Africa Road, then next to Baird House and finally with Australia Road.

During August will also install the temporary site electricity supply close to the site boundary on Australia Road. We will then be excavating and installing a substation. We will also be removing the green fencing within the old school playground.

In the middle of the month, we will install a scaffold staircase to get to the top of the old school hall. This will provide safe access for our workers to commence the separation works to that part of the structure, using handheld breakers we will physically separate the school old from the section that is to be left in place.

On or around the 23rd Aug, we will commence the demolition of part of the elevated school hall, using a digger with a grab attachment. This section of school hall needs to be removed prior to the new school term in September. The demolition includes removal of the existing foundation, and these will be broken up using a digger with a hydraulic break attachment.

There will also be a concrete crusher on site, to allow recycling of as much material as possible, which will be reused on site.

SEPTEMBER

The demolition works will progress with the old Adult Education Centre, the former nursery and then finally with the old Caretakers house.

We will also remove the old playground surface, which will be removed by tipper lorries via our South Africa Road access.



KEEPING YOU UP TO DATE

In addition to producing these periodic community updates, Ark and Hammersmith and Fulham council will be running a number of sessions for members of the local community to ask any questions and find out more about the project. In the meantime, for more information about the development, please visit: www.edcity.org.uk and for any queries you have please get in touch by contacting: edcity@arkonline.org.uk.