

An Extract from 13th November 2006 Report to Executive – “A Strategy for the Development of Primary and Secondary Schools – Options for Delivering Additional school Places”.

Sites Matrix	Site Area(ha)	Ownership	Current Use	Location Re. New School place Demand	Public Transport Access (PTAL) Non Car Access *	Site Access	Loss Of Open Space	Planning Benefits	Planning Disbenefits
Wembley Park-(Bridge Road) Former LT	4.3	London Transport	Private Playing Fields/Quad Biking	Wembley	5	Forty Ave, Bridge Road. Good	Some loss Private O.S	Within Wem/ Large enough site/ V.good public trans access/ Under utilised.	Some loss of OS/ Noise
Brent Town Hall	2.1	Brent Council	Town Hall	Wembley	5	Forty Lane. Good	None	Within Wem/ Use of existing buildings/ No loss of OS	Site area inadequate/ time of availability /require adaptation of existing buildings/ No playing fields.
Palace of Arts/Industry	5.6	Quintain Estates	Vacant and Warehouse	Wembley	4	Engineers Way, Olympic Way. Good	None	Within Wem/ Large site/ Good public trans access/ No loss of OS	Not in Plan for area/ poor access when events in Stadium /premium Devel Site/ Higher value uses
John Billam Playing Fields	6	Brent Council	School Playing Fields	Preston	1/2	Woodcock Hill. Average	Some loss of OS	Site size/Car access/pressure release of nearby schools	Some loss of POS/ Pavilion leased to private operator/ Some loss of OS
Sudbury Hill Sports Ground	6.7	P.O London Region Sports Assoc	Private Playing Fields	Sudbury	1/2	Priory Ave. Difficult	Some loss of private OS	Large Site/ Not MOL or POS	Proximity to borough Boundary/ Access/ Acquisition
Dudden Hill Lane	1.6+0.6	London Trans, NW London Mental HealthNHS Trust, Dudden Hill Nurseries, Esso Petroleum Ltd, Access Storage	Multiple Owners	Dudden Hill	2	Dudden Hill. Difficult	None	Part of site Undeveloped/ Ltd impact on neighbouring properties	Size is not adequate/ Multiple owners/ Topography of land/ likely contamination/Noise

SUMMARY OF SITE CHARACTERISTICS

ATTACHMENT 7

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Ex Unisys site and Bridge Park Community Centre	1.3 + 1.5	Ex Sperry Univac, Ex Unisys, P.J Salvage, Carib Theatre, Kindercare Montessori Nursery, New Life Christian Theatre	Empty office blocks, scrap yard, community sports centre, nursery, theatre	Stonebridge	4	Brentfield. Average	None	Utilise existing building or vacant site/ limited impact on neighbours/good public transport/ close to Stonebridge Recreation Ground to use sports pitches	No provision for outdoor playing fields/ Noise/ Air Quality adj. NCR /Extant permission for Hotel/Conferencing - land value too high
Chalkhill Y + C Centre	1.3 + access to 2ha POS	Brent Council	Community Centre, Playing field	Chalkhill	2	Poplar Grove. Average	Some loss of non designated POS	Community centre of same use class/ Council policy would allow appropriate development/ site currently undeveloped/ underutilised OS/ Green chain link revitalised.	Area prone to flooding/ may have problems with access (these problems could be overcome to some extent with a land swap involving Chalkhill POS). If devt on Open Space instead then contrary tto UDP policy and problem of notifiable gas pipeline and possible contamination as a former sewage works.
Gwenneth Rickus Building, Brentfield Road	0.6 + 0.9 space adjoining	Brent Council + Swaminarayan Hindu Mission	Offices and carparking	Church End	1	Brentfield Rd. Average	None	Site specific site allows for affordable housing and community facilities/ site adjoins POS	Size not adequate/poor public transport
Gladstone Park Sports Ground	4.3	Brent Council	Sports ground	Gladstone Park	1	Parkside Rd. Poor	Some loss of MOL	Large site with easy access to Gladstone Park	MOL/ formally William Gladstone School then partially developed for housing/poor access from public transport
Former Guinness Brewery	10	Guinness	Industrial Land	Park Royal	1	Cumberland Ave. or Rainsford Road. Poor	None	Large currently available site	Strategic Employment Area (Mayoral objection likely). On edge of Borough. Poor access for Brent residents.Major conflict with industrial activity.

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Former car park & petrol filling station, Hillside	0.5	Stonebridge HAT	vacant land	Stonebridge	2	Hillside, Average	None	Currently vacant site	Site too small/ public transport not good/ existing proposals for Health Centre to be implemented shortly
Premier Park, Park Royal	3.4	Brixton Estates	Vacant industrial land	Park Royal	1	Waxlow Road, poor	None	Site size adequate	Strategic Employment Area (Mayoral objection likely) / Permission for redevelopment for Employment use / High land value / very poor access
Chalkhill Road (Health Centre)	1.4	Brent Council	Temporary Health Centre (Designated Public Open Space)	Wembley	3	Chalkhill Road - potential bottlenecks mainly due to potential absence of good drop-off facilities.	Yes, unless comparabe compensatory Open Space is provided in the local area - this is in itself unlikely to be possible	Site size inadequate	Site earmarked for Public Open Space (Chalkhill Conceptual Design Guide and masterplan). Targeted as major open space serving the new development.
Northfields Industrial Estate, Beresford Avenue	8.5	Brixton Estates	Occupied Industrial land	Alperton	3	Beresford Ave, Good	None	Large site / road access quite good	Strategic Employment Area (Mayoral objection likely) / owners have proposals to redevelop for Employment use / High land value

* Range of 1- 6 where 6 is very good public transport access