

Statement of Community Involvement

Project Crucible
Alleyn's School

February 2026

engage.
communicate.
facilitate.

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1 Executive Summary

- Alleyn's School is bringing forward Project Crucible, comprising a programme of works that will allow the school to create better facilities and improve the environmental performance of the campus. This planning application involves the demolition of the existing dining hall, which was built in the 1960s and its replacement by a modern, sustainable, and well-designed building, creating facilities that will meet modern needs.
- ECF were appointed to deliver the community engagement programme to support the project, and provide residents and local stakeholders with multiple opportunities to provide their feedback on the draft proposals prior to submission of the planning application.
- A comprehensive programme of community engagement was developed to provide the community with opportunities to give feedback on the proposals being promoted. This included:
 - A dedicated website page on the Alleyn's School website
 - A mailshot to local residents
 - A banner displayed at the entrance fence at Alleyn's School
 - An online feedback form
 - Meetings with political stakeholders
 - A meeting with the Alleyn's Neighbours Advisory Group
 - A meeting with the Project Steering Group
 - Three drop-in events
 - A parents' webinar.
- The feedback collated from the engagement activities, and how the proposal has been adapted accordingly, has been detailed in this Statement of Community Involvement.
- Prior to the submission of the planning application, key documents were published on the project website for residents to review. This document will be updated once that process has been complete.
- Overall, the proposal has undergone an extensive process of pre-application consultation, which is considered to be best practice, and the project team have responded fully to the feedback received.

2 Context

Alleyn's School is bringing forward Project Crucible, comprising a programme of works that will allow the school to create better facilities and improve the environmental performance of the campus. The project forms part of the school's long-term strategy to improve its facilities and ensure they remain fit for purpose.

The proposals that are subject to this planning application focus on the replacement of the existing 1960s dining hall building, which no longer meets the needs of the school. The new building would provide improved dining facilities alongside flexible teaching, co-curricular and community spaces, as well as associated landscape and servicing improvements.

Project Crucible has been developed by Alleyn's School with its professional team and has been designed to respond to current educational requirements, sustainability objectives and planning policy. The proposals place a strong emphasis on improving environmental performance, including reducing energy use and carbon emissions and using low-carbon materials. More details about the project can be found in the Design and Access Statement submitted as part of the planning application.

ECF were appointed to deliver the community engagement programme that would provide residents and local stakeholders with multiple opportunities to provide their feedback on the draft proposals prior to submission of the planning application.



Fig 1. Aerial view of the Alleyn's School site

3 Engagement Principles

Overview

The main objective of the engagement programme was to consult members of the local community to understand and provide feedback on the emerging proposals for the Alleyn's school site, ahead of submission of the planning application.

ECF uses the International Association of Public Participation's (IAP2) *Spectrum of Public Participation* as a guide when creating an engagement programme. The *Spectrum of Public Participation* suggests that the expectation and goals of an engagement programme should be clearly outlined. Given the scope of engagement, the objective of the campaign was to consult the local community, which provided the following public participation goal and promise to the public:

- Goal: "To obtain public feedback on analysis, alternatives and/or decisions."
- Promise: "We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision."

In advance of commencing the engagement process, an engagement strategy was produced. This outlined an approach to community engagement to provide residents and local stakeholders with an opportunity to give feedback on the proposals through in-person or online meetings, as well as via email.

Local level Policy

Southwark Council Statement of Community Involvement

Southwark Council's Statement of Community Involvement (SCI) was adopted in June 2025. It sets out the council's approach to engaging with residents, businesses, community groups and other stakeholders on planning matters, including the preparation of planning policy documents and the consideration of planning applications. The SCI explains who will be consulted, how and when consultation will take place, and the different methods the council will use to involve people in planning decisions. It ensures that local communities have opportunities to participate meaningfully in shaping changes to their local environment. The council is committed to inclusive, accessible and transparent engagement so that those who live, work, study and operate in the borough can contribute to planning policy and decision-making.

National Level Policy

The Localism Act 2011 and the National Planning Policy Framework (NPPF) (2024) provide the legislative and national policy basis for the requirement to consult communities before the submission of a major planning application. The

requirements for pre-application engagement on significant planning applications are also outlined.

An updated version of the National Planning Policy Framework was published in 2024, and paragraph 40 of the document states the following about pre-application engagement:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

With this, and local policy in mind, the approach included the following engagement activities:

- A dedicated website page on the Alleyn's School website
- A mailshot to local residents
- An online feedback form
- Meetings with political stakeholders
- A meeting with the Alleyn's Neighbours Advisory Group
- A meeting with the Project Steering Group
- Three drop-in events
- A parents' webinar.

With the above considered, Alleyn's School has undertaken an engagement programme which met local and national planning policy requirements, met the objectives outlined in the Engagement Strategy, and delivered a programme which provided sufficient opportunities for residents and stakeholders to participate.

4 Engagement Activity

Project Launch

The engagement period launched on 26 November 2025 and remained open until 11 January 2026. As a part of the engagement launch, the following activities were undertaken:

- Letter issued to other stakeholders, including neighbouring education partners and The Dulwich Society.
- Letter issued to Neighbour Advisory Group inviting them to a meeting to discuss the proposals.
- Pre-briefings conducted with the Dulwich Estate, governors, senior leadership team, selected staff and donors.
- Letters issued to all ward councillors and the two MPs with requests for briefings/meetings, where appropriate.
- In-person announcement of the process at staff break followed by an email to staff.
- Communication issued to parents via the School Post, including invitation to webinar.
- Announcement made to pupils at assembly sessions, and a notification issued via Teams.
- Update goes live on the Neighbours Hub, with a feedback form and means of contacting the project team.
- Mailshot to the neighbours.
- A banner was displayed at the entry into Alleyn's School to raise awareness of the project, and this was displayed throughout the pre-application consultation process.

Website

As part of the engagement process, a dedicated project page was created on the Alleyn's School website. The page is located at: <https://www.alleyns.org.uk/all-about-alley-n-s/the-future-of-alley-n-s/project-crucible>

The website provided background information on the project, including:

- A background and overview of the project
- A summary of the proposals
- Project materials such as information boards and a video explainer
- Details of the engagement events that were held
- Frequently asked questions.

An explanatory video was published on the website to ensure residents who could not attend physical events had the opportunity to view the proposals.

Leaflet Drop

A letter outlining the proposals and engagement opportunities was distributed to 1211 addresses in the area around the site, posted on 26th November 2025 (the distribution area can be found in Appendix 1). Residents were invited to visit the project website and register for subsequent updates.

Feedback Form

A feedback form was created and circulated as a part of the engagement programme. 38 responses were received. The responses are analysed later in this SCI.

Political Stakeholders Meeting

A councillor briefing was organised on 11 December 2025 with Cllr James McAsh, Cllr Margy Newens and Cllr Richard Leeming.

Meeting with the Alleyn's Neighbour Advisory Group

A Neighbour Advisory Group meeting was held on 26 November from 7 to 8pm and was attended by three residents.

Meeting with the Project Steering Group

A meeting was organised and held with the Project Crucible Steering Group on Monday 1st December from 5 to 7.30pm at Alleyn's School.

Drop-In Events

Residents were invited to three drop-in events at the Alleyn's School, which took place on:

- Saturday 6th December from 2pm – 3pm
- Monday 8th December from 7pm – 8pm
- Tuesday 9th December from 5.30pm – 6.30pm.

Following neighbour feedback at previous engagements by Alleyn's, a spread of timings and one weekend were included to allow options for different neighbour schedules.

Email Correspondence

Residents were given the opportunity to get in touch with the project team and sign up to the engagement events by emailing neighbours@alleyns.org.uk. Three emails were received. The project team will continue to respond to any emails that are received up until the point of submission of the application.

5 Feedback Analysis

5.1 Feedback Form

A total of 38 respondents completed the survey and the responses are analysed below.

Are you a local resident?

Response	Frequency
Yes	34
No	2
Prefer not to say	2

Please use this box to provide your feedback on Project Crucible

There were a total 24 responses were received for this question. A summary of the qualitative feedback received is below.

Height and scale:

- Concerns were raised about potential view obstructions from Hillsboro Road and whether windows in the new building would overlook neighbouring properties. Additional concerns were raised about the potential obstruction of local views, such as the Alleyn's clock tower.
- Further detail was requested on building heights, particularly the parapet heights, and on the balance between school use and wider community access.

School amenities:

- Clarification was requested on the future of the existing swimming pool, including whether it will be relocated, how construction may affect it, and whether its capacity will be sufficient for staff and students.

Impact on the character of the local area:

- A new entrance on Hillsboro Road is expected to increase footfall, noise and parking pressure, potentially altering the character of the area and introducing more public attractions into a domestic neighbourhood.
- Some residents were concerned the project could represent a shift in the school's approach to more commercial uses on the site, with concerns over a lack of access strategy.

Traffic, parking and road safety:

- Residents suggest the scheme could intensify parking if no provision is made for café users, event attendees and lettings or deliveries.

Trees:

- Some residents mentioned that trees are at risk from construction and footprint expansion.

Construction and ventilation:

- Some concerns were expressed about the level of disruption during construction, including noise impacts and the acoustic performance of the completed building.
- Some concerns were expressed over odour due to presence of existing kitchen smells and disruptive extractor fans which could be intensified by additional kitchens and ventilation equipment.

Site selection and potential alternatives:

- Some residents feel the site is in the wrong location, suggesting it should be placed within the school's internal quads, away from residential boundaries.

A minority of respondents did offer unqualified support for the proposals through their feedback form, primarily based on support for the school's objectives of delivering modern teaching spaces, and replacing ageing buildings.

5.2 Political Stakeholders Meeting

A councillor briefing was organised on 11 December 2025 with Cllr James McAsh, Cllr Margy Newens and Cllr Richard Leeming. During the meeting, the councillors sought clarification on several aspects of the proposal including:

- Increase in numbers of pupils
- The scale and footprint of the new building
- Visual impact
- Planning process
- Construction impacts.

As a response to the questions, it was confirmed that the project would not increase pupil numbers; and while the building would be taller, any increase in footprint would be modest and carefully managed. Reassurance was provided regarding visual impact through stepped massing, orientation, and the avoidance of overlooking. The

planning approach and sequencing were explained, and it was confirmed that construction access arrangements and impacts on local roads would remain unchanged.

5.3 Neighbour Advisory Group

A Neighbour Advisory Group meeting was held on 26 November from 7 to 8pm and was attended by three residents. The discussion focused primarily on:

- Concerns about the height, bulk and massing of the proposed building along the Hillsboro Road frontage, including floor-to-floor height
- Terrace outlook, roof terrace use and the relationship of the building to neighbouring properties
- Location of the commercial kitchen and potential impacts from noise, ventilation, servicing and deliveries
- Construction disruption and car parking arrangements during works.
- Need for the scale of the building
- Alternative locations on site
- Retention of existing trees
- Extent of change that could be made to the current proposals.

This feedback was shared with the project team ahead of the conclusion of the engagement process.

5.4 Drop-In Events

More than 50 people attended across the three drop-in sessions that were held as part of the pre-application consultation process. The following key themes and questions were extracted from the verbal feedback received at the drop-in events:

- Potential impact on views for residents on Hillsboro Road.
- Potential overlooking of new windows into the existing houses.
- Confirmation over use of Playfield Crescent for access near Lordship Lane.
- Details around disruption around construction.
- The acoustics of the new building and potential for noise leaking from the kitchen.
- The heights of the parapets, and the floor to ceiling heights.
- Balance between school and general community usage.

This feedback was shared with the project team ahead of the conclusion of the engagement process.

6 Response to Feedback

Overview

This section details the project team’s response to the feedback received through the public engagement conducted.

Responses to feedback

The table below provides a comprehensive feedback summary:

Feedback	Response
Heights, Views and Design	
Potential view obstructions from Hillsboro Road and whether windows in the new building would overlook neighbouring properties.	<p>The proposed height and scale of the building are driven by the school’s requirements to provide high-quality, modern learning spaces for our students, and the surrounding context.</p> <p>The location of the site means there will be no overlooking into neighbouring properties.</p>
Potential obstruction of key heritage views such as the Alley’s clock tower.	Assuming this is in relation to the clocktower of the main building on Townley Road. Its visibility will depend on where one might stand along Hillsboro Road. Views in general will improve across the site, and the School protects the conservation view from the front of the site, which the clock tower is not a part of.
The location of the site is in the wrong place and it should be placed within the school’s internal quads.	<p>The dining hall is coming to the end of its life and will be demolished, providing an opportunity to create new facilities.</p> <p>The proposed site is not in a conservation area, or in the Metropolitan Open Land area, unlike much of the rest of our campus, making it the only suitable place for development of a building footprint required for a dining facility.</p>
The massing of the building is too large for the location.	The massing of the building proposed has been changed in response to

	<p>concerns expressed during the pre-application consultation process.</p> <p>Plant enclosures have been reviewed, and an amendment has been made to one of the cores in the building. Design work has been undertaken to step the building back towards the school. Therefore, reducing the impact on Hillsboro Road. More information can be found in the Design and Access Statement submitted as part of the application.</p> <p>As a result of the changes made, we believe the massing is appropriate for the site, given the surrounding context.</p>
<p>Access and Community Use</p>	
<p>Site access arrangements, including whether the Playfield Crescent gate near Lordship Lane would be used.</p> <p>Concerns about lack of an access strategy, especially with the use shifting from educational to commercial.</p>	<p>The gate on Playfield Crescent/Lytcott Grove is covered by a planning constraint, and will continue in this manner, with use only in emergencies.</p> <p>The School is an educational establishment with significant partnership activities and responsibilities, which will continue. The cafe is not a commercial establishment and will not draw greater numbers.</p> <p>Access will continue in the current manner from Townley Road, or the Junior School entrance on Hillsboro Road. The additional gate by the current ambulance gate will be used between the hours of 8am and 6pm, Monday to Saturday specifically for before and after school clubs, alongside any partnership activity (such as the Alleyn's Academy) which must be separated from school activity for safeguarding reasons. There will be strictly no general pupil access.</p>
<p>Balance between school use and wider community access.</p>	<p>We regularly discuss such matters at the Neighbour Advisory Group to</p>

	<p>ensure we are listening to our neighbours about their concerns around school activity. The School does open our facilities to our community, including community swimming sessions weekly. We also have an active programme of community hire through our swimming pool and pitches.</p>
<p>Objection site/construction access via Lytcott Grove (including Playfield Crescent), citing existing planning conditions, severe traffic and parking pressures, safety concerns, and the unsuitability of these roads for construction traffic.</p>	<p>Construction work will take place during standard hours which are Monday to Friday, 8am to 6pm, and Saturday, 8am to 1pm. This is set out in the Construction Management Plan, and complies with the standard expectations in the London Borough of Southwark. Weekend working is by exception not norm.</p> <p>Any increase in traffic or parking will be negligible and will happen outside of peak hours for the school (drop-off and pick up).</p> <p>To make clear, Lytcott Grove will not be used throughout the project.</p>
<p>Facilities</p>	
<p>Future of the existing swimming pool, including whether it will be relocated, how construction may affect it, and whether its capacity will be sufficient for staff and students.</p>	<p>The swimming pool was refurbished in the last 15 years, so is not affected by these proposals. Use will continue as present.</p>
<p>Concerns about school transport arrangements, with calls for the school to provide an on-site coach park rather than relying on public roads, due to impacts on safety, congestion, and local air quality.</p>	<p>The School is custodian of a considerable amount of Metropolitan Open Land, which is not permitted to be used for parking including coaches.</p> <p>We have therefore worked proactively with the London Borough of Southwark on improvements on Townley Road. This has resulted in improved safety, better coach bays, and improved enforcement for parking violations. The coach service is an important part of our transport strategy, to avoid car</p>

	journeys for those pupils either not old enough, or not able to use public transport.
Construction, Ventilation and Acoustics	
Concern about level of disruption during construction.	<p>Every effort will be made to ensure noise is kept to a minimum, and working hours will be considerate of the requirements of our neighbours.</p> <p>Construction work will take place during standard hours which are Monday to Friday, 8am to 6pm, and Saturday, 8am to 1pm (where required). This is set out in the Construction Management Plan, and complies with the standard expectations in the London Borough of Southwark.</p>
Concern over odour due to presence of existing kitchen smells and disruptive extractor fans which could be intensified by additional kitchens and ventilation equipment.	Our proposed new kitchen space will conform to modern standards. This will include significant acoustic insulation. Ventilation has been designed to minimise any cooking smells
Noise impacts and the acoustic performance of the completed building.	We anticipate a reduction in noise compared to the existing arrangements, as the building will be modern, and allow us to run a more efficient lunchtime service.
Nature	
Retention of existing trees on site.	The development will require the removal of 10 existing trees within the school ground, 6 Category B and 4 Category C in part from reorientating the building. A new landscaping scheme, including planting of 15 new trees will take place, however. The school also has a wider tree planting program across the estate known as the 'A-line'.
Planning Process	
Sequencing and number of planning applications.	In order to ensure that the school continues to operate effectively whilst the new hall is under construction, a

	series of supporting 'enabling' works are proposed, providing dining and kitchen accommodation. This needs to come forward sooner in the program so as to not delay the start of the new dining hall. This is the reason for multiple applications.
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Please refer to the other documents that have also been submitted as part of this planning application for further details on all matters relating to design approach of the proposals.

7 Pre-Submission Consultation

This section will be completed once the pre-submission consultation process has finished.

8 Conclusion

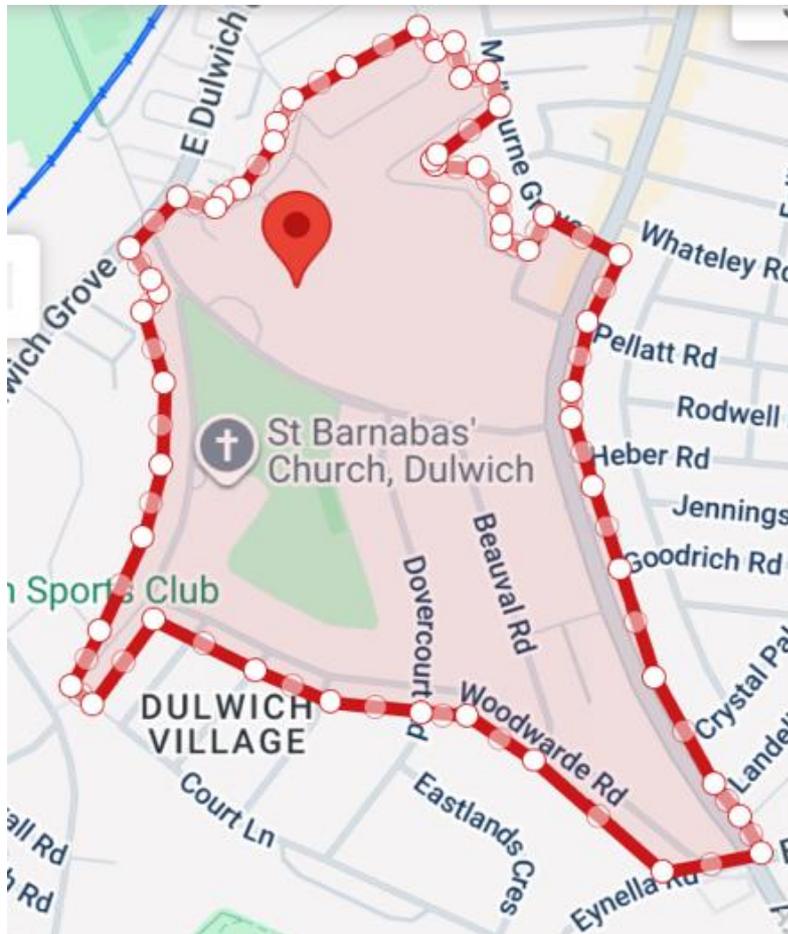
The project team has conducted a comprehensive pre-application consultation programme for the application for the Alleyn's School site. The project team has provided multiple opportunities for key stakeholders and the local community to give their feedback on the proposals.

The feedback from the process has been considered by the project team and the community have had an opportunity to directly shape the proposals. The team has also considered the issues that have been raised, and they have been addressed in this Statement of Community Involvement. Whilst some concerns were raised in the process, the overall feedback provided demonstrates that there was some support for the proposals.

The team have now submitted the planning application and will continue to keep residents and stakeholders updated on the process moving forwards.

9 Appendices

Appendix 1: Residents Mailshot Area



Appendix 2: Residents Letter

neighbours@alleyns.org.uk | 020 8557 1500
Alleyn's School, Townley Road, Dulwich, London, SE22 8SU



24 November 2025

Dear neighbour,

Re: "Project Crucible" Drop-In Invitation

From long term investment decisions to working with local council on changes on our surrounding roads; we always want to keep you in the loop and provide our neighbours with the platform to have your say. In this spirit, we would like to invite you to drop-in sessions we are holding on Project Crucible, our plans for the future of the Alleyn's School site. These sessions will take place in the current Dining Hall at the following times:

- Saturday 6th December, 2pm - 3pm
- Monday 8th December, 7pm - 8pm
- Tuesday 9th December, 5.30pm - 6.30pm.

Project Crucible constitutes an investment in the future of our school. Our goal is simple but ambitious: to make sure our school spaces inspire learning, connection, curiosity, creativity, ensuring they are fit for generations to come, while strengthening our ties with the local community in Dulwich and reducing our environmental footprint.

Working with award-winning architects Allford Hall Monaghan Morris, we are creating a set of proposals for developing several parts of our school site that we want to share with you. Across a number of carefully planned building phases over the coming two years commencing Summer 2026, we are proposing to:

- Install new catering facilities on our Upper Quad in two purposely adapted shipping containers to provide modern, flexible food space for pupils and staff.
- Refurbish our "New Gym" (part of our swimming pool building) into a temporary dining hall for the whole school (this will become a permanent facility that accommodates both dining and sports for the Junior and Lower Schools after the project completes), including small kitchen space in an existing storeroom.
- Create temporary kitchen facilities in the Junior School Car Park to support our catering operation during the build process.
- Demolition of the existing current 1960s dining hall, to be replaced by a new building called The Crucible.

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2

- Refurbish "The Buttery", to become the new Sixth Form and Careers Centre.
- Move our Library from the top floor of The Buttery building to our current Great Hall.

At the drop-in sessions, the proposals will be displayed and colleagues from Alleyn's School and the wider project team will be on hand to talk you through them. We are keen to listen to your views on the proposals, and we have feedback forms available for you to complete.

You can register to attend these sessions by visiting alleyns.org.uk/crucible where project updates will also be posted. If you are unable to make any of the drop-in sessions, the information display will be uploaded to our project website on Wednesday 10th December. We will be taking neighbour feedback on the proposals through until Sunday 11th January 2026.

This is part of a public consultation process which is taking place ahead of a planning application which will be submitted in early 2026.

We hope to be able to welcome you to one of our neighbour sessions in December.

With Warm Wishes,

Jane Lannon
Head

Guy Collins-Down
Chief Operating Officer

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Appendix 3 – Project Website Page



We're excited to tell you more about Project Crucible. Check this page for the latest information on our public pre-application consultation for the project.



Watch to learn more about the phasing of Project Crucible.

We've been working with the award-winning architects Allford Hall Monaghan Morris Ltd to design a new building, that will be known as The Crucible, to replace ageing facilities on our site.



The plans involve the demolition of the existing dining hall, pictured here, which fronts on to Hillsboro Road. It was built in the 1960s, is showing its age and no longer serves the needs of a modern school. So, we intend to replace it with a new modern, sustainable, and well-designed building.

This will allow us to create better facilities and improve the school's environmental performance, which is one of our driving missions. A modern building will reduce energy use and lower carbon emissions, and it will be built using the most sustainable materials available to us.

Alleyn's School has been an educational cornerstone in Dulwich for over 400 years, 150 of which have been on Townley Road. Our school grounds, and how we run things is ever evolving. From long term investment decisions, to working with local council on changes beyond the gates, we want to keep you in the loop and give you the platform to have your say.



Ahead of submitting a planning application to the London Borough of Southwark, we are consulting the local community on our proposals. On 6th, 8th and 9th December we held three pop-up sessions to give the community the opportunity to view the proposals and ask questions of the project team. We would like to thank all those who attended the sessions.

The information boards that were on display can be viewed [here](#). To help you understand Project Crucible, we have recorded a [video explainer](#). Once you have read the boards, and viewed the video, please complete our [feedback form](#) should you have any feedback, concerns you wish us to consider, or have specific questions about the project.

FAQs

What is Project Crucible? ^

Project Crucible is the next major development in Alleyn's history, a transformational building project that brings together new dining, teaching, co-curricular and community facilities. It will replace the current dining hall and create modern, sustainable, and flexible spaces to support both the school and its community partnerships.

Why is this project needed? ^

Several existing buildings on the Townley Road campus are no longer fit for purpose. The dining hall and supporting infrastructure and environment are outdated and lack the capacity and flexibility required for our future-focused school community (having been built in 1964). Project Crucible will modernise these facilities, create a more sustainable school site, and ensure that learning, wellbeing, and community connection remain at the heart of school life for the next generation.

Will you undertake early morning works? ^

No. Works will take place in usual hours for construction buildings (8am – 6pm on weekdays). These are time periods set by the Local Authority for construction works.

How do you propose to address the issues of increased parking (from the parents of students) and significantly limited access to all the homes in Thornecombe, Trossachs, Glengarry and Tarbert Road that will be inevitable during the time that Hillsboro Road will be closed? ^

Hillsboro Road will not be closed during construction, so nothing will change. However, there may be times when we need to restrict access for short periods for major deliveries.

What happens to the Buttery building and the library?

After Project Crucible is complete, the Buttery building will become a dedicated Sixth Form Centre and home to the "All Ways" department for careers and enterprise education. The library will move into the Great Hall, creating a central, inspiring study space at the heart of the school site.

How will the new dining system improve pupil experience?

The new arrangement will split dining between younger and older pupils, reducing queues and overcrowding. We will offer a food-court style experience with healthy, diverse options. We will use technology to help speed up queuing and allow greater visibility for parents on what children are consuming. The design provides age-appropriate dining environments and better circulation of pupils around the school site.

How is the project being funded?

The school has secured a loan to cover the cost for the building, and we will shortly be also launching a fundraising campaign which will give the whole community the opportunity to contribute. We've worked really hard to structure the costs of this project so that it is affordable to us and makes the school sustainable in the long term, in line with our strategic plan. One of the many reasons why we chose the architects was their ability to deliver beautiful projects on a budget, indeed they recently won the Stirling Prize for their design of a state school.

What will happen to the existing dining hall?

Once our temporary dining spaces are ready, the current dining hall will be demolished to make space for the Crucible building. Every effort will be made to minimise noise and disruption during this stage, with building work scheduled outside of important school and examination periods.

Why is the building three storeys high?

The building is three storeys at its highest point but has been developed in a way so that it steps back from Hillsboro Road. Whilst the proposed building is taller than the current dining room, it fits in terms of height and style with the existing buildings on the school site, and we feel the design fits in with the architecture of the local area. Close attention has been paid to every angle to ensure we take our neighbours into consideration whilst also making sure we develop a building which meets our needs.

What does the scheme comprise of? ^

Across several carefully planned phases over the coming two years from Summer 2026 we will:

- Install new catering facilities on our Upper Quad, in two purposely adapted shipping containers to provide modern, flexible food service space for pupils and staff and a seating area.
- Refurbish our "New Gym" (part of our swimming pool building) into a temporary dining hall for the whole school (this will become a permanent facility that accommodates both dining and sports for the Junior, Lower Schools and co-curricular activities after the project completes), including a satellite kitchen space in an existing storeroom.
- Create temporary kitchen facilities in the Junior School Car Park to support our catering operation during the build process, and a temporary marquee by our pavilion for our staff dining.
- Demolition of the existing current 1960s dining hall, to be replaced by a new building called The Crucible.
- Refurbish "The Buttery", to become the new Sixth Form and Careers Centre.
- Move our Library from the top floor of The Buttery building to our current Great Hall.

How long will the project take and when does it start? ^

If planning is approved, the project begins in summer 2026 and will take around two years to complete, with the new Crucible building opening in autumn 2028. Early enabling works begin in Easter 2026, with the first stage including the installation of a box park style 'Ned's Kitchen' in the quad and the second stage including the conversion of the New Gym into a space that can be used for both dining and PE in Summer 2026.

How will the school continue to operate during construction? ^

We have planned the project really carefully so that teaching and dining can continue with as little disruption as possible. Our box park-style 'Ned's Kitchen' will be a place for 'express dining' and sixth formers can continue to dine in the Edward Alleyn Building and The Buttery. The New Gym will serve as a dining hall for all other pupils, using foldaway "VersaTables" so that the space can be switch quickly between lunch and sports. Temporary kitchens in the Junior School Car Park and a temporary staff marquee near the Pavilion will also be put in place. Our academic and co-curricular timetables will continue as normal.

Will construction affect parking, traffic, or access to the site? ^

It's really important to us that we limit extra traffic as much as possible. We will carefully control when and how construction vehicles come to our site to limit disruption during peak school hours. We will share these traffic plans with residents during the planning process and keep them updated regularly throughout each phase of the build.

The Junior School Car Park will be out of use for a short period during construction, as this area will accommodate the temporary kitchen facilities needed to support the project. We will move the school minibuses and help the small number of staff who use that space to find alternative parking and transportation.

What sustainability features will the new building include? ^

As a school we are very committed to sustainability, and it is central to Crucible's design. The building will have an Energy and Data Centre on the ground floor to support renewable energy use and our ambition to become net zero in the future; efficient systems to reduce energy consumption and carbon output; reduced food waste through pre-ordering technology and smart kitchen systems (we'll be moving away from gas stoves to induction hobs); use of recycled and low-carbon materials in construction; and expansion of green spaces and biodiversity around the site where possible.

We're also taking a sustainable approach to the demolition of the current Dining Hall where possible, seeking to recycle elements of the current building to lower our environmental impact.

Will the school's sports and arts facilities be affected? ^

No, the arts, sport and all our other co-curricular activities will continue throughout the building work. The Old Gym will remain a dedicated dance and drama space. During construction, the New Gym will host dining for pupils but return to full sports use outside of lunch hours. Once the Crucible building opens, this New Gym will continue to be used for dining by our junior school and lower school pupils, reducing queues and allow us to introduce age appropriate dining environments.

Alleyn's School is committed to working in partnership with our community, and we are hugely grateful to our Neighbours Advisory Group for keeping us informed of our neighbours' opinions and experiences. We will publish and consult on any proposed planning application before it goes to Southwark Council for approval. Planning is due to be submitted in February 2026.

Alleyn's School
Townley Road, Dulwich
London, SE22 8SU
ALLEYN'S TRAVEL GUIDE
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Appendix 4 – Information Boards for Drop-ins

Alleyn’s in Dulwich: A History

Alleyn’s has a wonderful history that we cherish along with our desire to deliver a first-class future facing education.

Four hundred years ago, the College of God’s Gift was founded by the Jacobean actor and philanthropist Edward Alleyn to provide an education for ‘12 poor scholars’. The College was endowed under letters patent of James I dated 21st June 1619.

In 1882, The College of God’s Gift split into two schools: Alleyn’s School and Dulwich College. Alleyn’s School was established to provide transformative education to academically able students from a wider range of social backgrounds in London.

In 1887, Alleyn’s School was re-born in its current identity and space when it moved half a mile across Dulwich to Townley Road, our current beautiful school site with its distinctive carriage drive facade and striking red brick Victorian architecture.

Ever since, Alleyn’s has stood here in the heart of Dulwich, delivering a first-class education, driven by the spirit and generosity of our founder and inspired by his actions to create a future that is creative, pioneering and philanthropic.

“ I am a true pleyn man, my heart and tongue must always go together.
 Edward Alleyn

Alleyn’s Today

Today, we remain rooted in our rich history while continuing to innovate in all areas of school life: from our pioneering AIQ curriculum, which blends human insight with emerging technologies, to our commitment to creativity, sustainability and wellbeing.

We are immensely proud of our pupils and their exceptional achievements. This year,

94%
A Level learners achieved A-B*

95%
GCSE pupils attained grades 9-7

But academic outcomes are only part of the story. Through our Aspiring Minds programme, pupils are encouraged to think boldly, question deeply and engage with the world beyond the classroom. Activities such as TEDxAlleyn’s School Youth, Model United Nations, the CanSat satellite challenge and our MET Talks broaden horizons and develop curiosity, confidence and global awareness.

A commitment to our community sits at the heart of Alleyn’s School. Alleyn’s Together, the school’s partnership programme, brings this vision to life with 929 Alleyn’s pupils taking part each year, which further benefits 1429 pupils from partner schools who also take part. 340 of which take part in the Alleyn’s Academy, a set of programmes run by Alleyn’s teachers and 125 pupils over several weeks for children from local primary and secondary schools, with the aim of building joy and confidence in learning across Music, Digital Literacy, Sport, History and Science.

Alleyn’s pupils also volunteer throughout the community for different projects and causes including Elms Care Home, Albrighton Community Fridge, Harris reading support, Bessemer sport and after school support, Dulwich Hamlet co-curricular and after school clubs and Reach Out Mentoring.

We are also proud to share our facilities with our local community and local schools, in 2023-24 we provided 1332 hours of facilities hire at reduced or no cost. From regular swim swimming lessons to end of term shows and sports days, local primary schools make use of our facilities all year round.

Our plans for Project Crucible will allow us to continue that work.

Welcome to Project Crucible

Alleyn's School has been an educational cornerstone in our community for hundreds of years. The school has always had a unique and special connection with the people of Dulwich. And, during the course of school life, we are lucky to have so many opportunities to give back to our local neighbourhood, through our work with residents, partnerships with local schools, groups and charities.

Our school site, and how we run everything here is always evolving, and Project Crucible is the next evolution. From long term investment decisions, to working with local council on changes to our surrounding roads; we want to keep you informed and give you the platform to have your say.

Alleyn's has evolved our partnership and communication with our neighbours over the past three years, including regular communication briefings, a half-termly Neighbours Advisory Group, and a commitment to consult on all planning applications formally before submission to Southwark, via our neighbour webpage, written communication and stakeholder sessions where appropriate.



What we are proposing

Project Crucible constitutes an investment into the future of our school. Our goal is simple but ambitious: to make sure our spaces inspire learning, connection, curiosity, creativity, and care for generations to come, while strengthening our ties with the local community in Dulwich and reducing our environmental footprint.

Across several carefully planned phases over the coming two years from Summer 2026 we will:

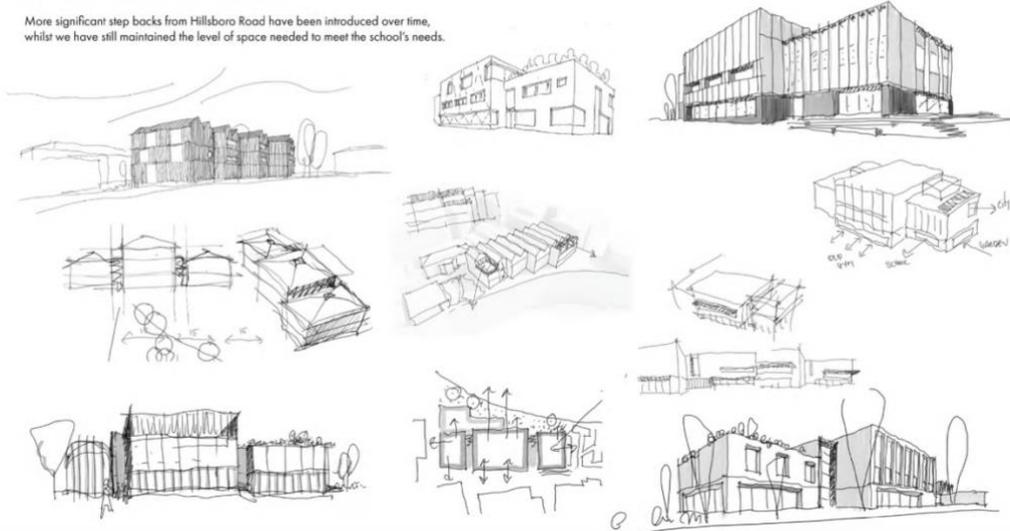
- > Install new catering facilities on our Upper Quad, in two purposely adapted shipping containers to provide modern, flexible food service space for pupils and staff.
- > Refurbish our "New Gym" (part of our swimming pool building) into a temporary dining hall for the whole school (this will become a permanent facility that accommodates both dining and sports for the Junior and Lower Schools after the project completes), including a satellite kitchen space in an existing store room.
- > Create temporary kitchen facilities in the Junior School Car Park to support our catering operation during the build process, and a temporary marquee by our pavilion for our staff dining.
- > Demolition of the existing current 1960s dining hall, to be replaced by a new building called The Crucible.
- > Refurbish "The Buttery", to become the new Sixth Form and Careers Centre.
- > Move our Library from the top floor of The Buttery building to our current Great Hall.



Design Evolution

Our architects, AHMM, have carefully considered the massing since they were first appointed to work on the project. As you can see from these sketches, the design has evolved significantly since work initially started, particularly in respect of the relationship between the building and Hillsboro Road.

More significant step backs from Hillsboro Road have been introduced over time, whilst we have still maintained the level of space needed to meet the school's needs.



The Crucible Building

The main change we are proposing as part of the project is the replacement of the existing dining hall with a new building, that will be known as The Crucible. The previous dining hall was built in the 1960s and is in need of updating. We feel that now is the right time to replace it with a modern, high-quality and sustainable building that will serve this generation, and those to come just as our current dining hall has done for the last 60+ plus years.

In it we will host:

- > New kitchen facilities, a new energy and data centre, and sustainable systems designed to make Alleyn's a near net-zero campus in years to come.
- > A central dining hall which will serve our middle and upper school pupils in a food-court style environment.

- > A dedicated staff dining and community space will double as a venue for breakfast clubs, coffee mornings, and Alleyn's Academy events.
- > Twelve modern teaching spaces will offer flexible, future-facing learning environments, improving on existing facilities on site which were built for a different era of teaching.
- > An assembly and performance hall, which will be home to the creative arts and our vibrant events programme.

Education has evolved in the past few decades and, in the 21st century, there is a greater need for flexibility and space to meet the modern needs of pupils. This project will allow us to meet that need for the long-term, and to adapt more easily for changes to come. This project is not about pupil numbers, but about providing modern, fit for purpose teaching spaces for a school of Alleyn's reputation.



CGI Impression from inside school site

Building Design

Our designs have been created with our surrounding environment in mind, and our architects have worked hard to evolve the design to be sympathetic locally to the residential nature of Hillsboro Road. Starting as a single storey building, it steps back from Hillsboro Road on each floor to ensure it does not dominate and provides a more human scale to residential properties opposite. We have chosen materials and colours that reflect the distinctive Alleen's style of brick buildings, with a brick akin to London Stock. It will be a building that fits with our campus, unlike the current 1960s dining hall.

Addressing Hillsboro Road

The building has been carefully designed to ensure that Hillsboro Road is not treated as a back of house as it is now. Instead, the proposal introduces active edges through new windows overlooking the street from a range of internal spaces, including the staff and community café, stair cores, and kitchen areas, enhancing visual connection and natural surveillance.

Landscaping improvements

The proposal seeks to introduce a rich and biodiverse landscape along the Hillsboro Road edge, incorporating habitat-creating planting, colourful native species, and herb gardens that can be directly accessed from the kitchen. This upgraded green frontage enhances ecological value and seasonal interest while remaining visually permeable, allowing clear views between activity inside the building and the street. The result is a more engaging, welcoming, and ecologically vibrant edge to Hillsboro Road.

Massing

The proposed massing has been shaped to minimise the building's impact on neighbouring properties along Hillsboro Road. Each floor steps progressively back from the street, creating a tiered profile that reduces the perceived height and bulk when viewed from adjacent homes. This approach helps the building sit more comfortably within its context while maintaining an appropriate relationship with the surrounding residential scale.

Acoustic screening

Screening to the air-handling units and plant equipment at roof level is proposed to be fully integrated into the building's façade through the use of hit-and-miss brickwork. This approach provides visual continuity with the overall architectural language while avoiding drawing attention to the location of plant. All equipment will also be acoustically attenuated to minimise noise impact on neighbouring residents and the adjacent school buildings.

Deliveries

The delivery and servicing strategy remains unchanged from the current arrangement. All operations will continue to use the existing service yard gate and loading bay, ensuring that vehicle access, circulation, and servicing activity function exactly as they do today. This approach avoids introducing any new impacts on the surrounding streets.



CGI Impression of building from Hillsboro Road



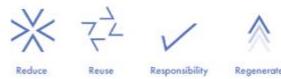
Crucible Visuals

A CGI of the site looking from Hillsboro Road

A CGI of the site looking towards Hillsboro Road



Sustainability



Alleyn's
Now

At Alleyn's, we have big ambitions when it comes to sustainability. We want our estate to achieve net zero: a balance between the greenhouse gases we put into the atmosphere and those we take out, to help reduce global warming and tackle climate change.

The refurbishments we have outlined will improve the environmental performance of those buildings, and the Crucible building will be the most sustainable ever built at Alleyn's.

By using sustainable building materials, creating energy generating capacity, and utilising most up to date temperature control technology, we will seek to meet the highest sustainability standards possible. It will have a new, efficient, Energy and Data Centre to support renewable energy use and our net-zero ambitions. The energy centre will support the decarbonisation of the wider estate.

Biodiversity

Working with our team, we are exploring what we can do to improve biodiversity through the project.

This includes:

- > The use of green roof areas, designed specifically for local biodiversity.
- > Opportunities for enhanced planting surrounding the proposed Crucible building, including enhancing our frontage onto Hillsboro Road.
- > The use of native or pollinator-friendly species where possible.

Our approach to landscaping will be finalised ahead of the submission of our planning application early next year. We will exceed the planning requirement to achieve at least 10% Biodiversity Net Gain.



Why are we doing it?

Alleyn's has been on our current Townley Road site for just under 150 years. In that time, our site has grown with the needs of the school and community, leaving us today with a variety of buildings for different requirements, and indeed of different generations. To summarise, our reasons for this bringing forward the project are as follows:

- > We've been here for 150 years, and several of our buildings are showing their age. The Dining Hall was built in 1960s which no longer fulfils our requirements. Our current arrangements mean we have to stagger times for feeding our staff and students which means more noise and more stress. Our plans address this.
- > Expectations for modern, flexible teaching spaces are for 60 sqm minimum, and the Crucible building will allow us to accommodate this.
- > We have a requirement for a specialist space for dance, music, art and drama, which cannot be served by our Great Hall. The Crucible building addresses this.

Project Crucible in essence is a tetris puzzle across our site, ensuring all the different parts of our site work for a modern, forward-looking school, and designed in a way which minimizes disruption, or resources wasted on lots of temporary facilities. It will create a more sustainable campus, and ensure that learning, wellbeing, and community connection remain at the heart of school life for the next generation, as the School did in the 1960s when we last reimagined the Hillsboro Road frontage.



Construction & Phasing

The construction of any building project comes with complications, especially when it involves replacing a facility that our entire community uses daily and in such high volume. Our priority with this project has always been to minimise disruption across our community by reducing our reliance on temporary buildings and carefully thinking through the problems of the project.

With the planning application, we will submit a full Construction Management Plan (CMP) setting out full details of how construction impact will be minimised. This will include:

- > The use of off-site, modular building techniques, so that the build can be done as quickly as possible.
- > Restrictions on when construction works can take place.
- > Arrangements for the arrival and departure of construction traffic, including managing the safety of pedestrians and cyclists.
- > The appointment of a contractor signed up to the Considerate Constructors Scheme.
- > A dedicated Community Liaison Officer to be appointed to act as a point of contact with our neighbours.
- > Measures to ensure that noise and dust are controlled and making sure the surrounding roads remain clean.

The next board outlines how you can stay in touch with our team.



December –
January 2026
Public Consultation Ends



February –
August 2026
Planning Application
Submitted and Determined



June –
August 2026
Enabling Works



September 2026 –
Autumn 2028
Main building works



Next Steps

Thank you for attending this drop-in session. We would like your feedback. Please use one of the feedback forms available or visit alleyns.org.uk/crucible to fill out an online form. We will be taking feedback up until 12 January 2026.

Once we have analysed the feedback, we will share it with the design team who will reflect on it prior to the submission of our planning application.

In line with our commitment to keeping our neighbours informed, we will publish our revised plans on our website for a further consultation period, highlighting key changes.

Once that has happened and any amendments have been made, the application will be submitted to the London Borough of Southwark.

Beyond that, we are committed to keeping our neighbours updated on the progress of the project. Any contractor appointed will be required to appoint a Community Liaison Officer who will be tasked with keeping you up to date on the construction process.

The school is also committed to hosting additional drop-in events about the project in the future.

You can visit www.alleyns.org.uk/crucible to check for updates on the project, and we will be publishing a set of Frequently Asked Questions to address the issues raised at this session, and others.

You can also email neighbours@alleyns.org.uk to sign up for further updates on the project



Appendix 5 – Feedback Form

Project Crucible - Alleyn's School

Thank you for your interest in Project Crucible, being brought forward by Alleyn's School. ECF have been appointed by the school to collect feedback on the proposals as part of the pre-application planning process. The comments we receive through these feedback forms will be reported on as part of the Statement of Community Involvement (SCI) that will be submitted with the planning application to the London Borough of Southwark.

We will not use any of the personal data, such as your name, email, postcode or demographic data, in the SCI. We will report on the relationship of participants to the site, but not at an individual level.

As part of the form, we have asked for your permission to send updates on the project moving forwards. If you choose not to receive those, we will not send you updates. If you do choose to receive updates, you will only be sent emails regarding this specific project. Your information will not be used or passed onto another third party for marketing purposes. ECF will process personal information fairly and transparently, as required by data protection law, including the General Data Protection Regulations (GDPR).

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

1. Are you a local resident?

Yes

No

Prefer not to say

2. Would you like to be updated on the progress of the project? If you select yes, you are consenting to Alleyn's School adding you to our neighbour's newsletter.

Yes

No