JULIAN'S PRIMARY SCHOOL

West Norwood site - Gabriel House, 16, Wolfington Road, West Norwood, London SE27 0JF
Streatham site – 21 Cunliffe Street, London SW16 6DS
Tel: 020 8761 1894 Website: www.juliansprimary.org.uk

Executive Headteacher
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16th June 2026

Dear Parents and Carers,

Outcome of feasibility assessment for partial reopening

We are writing to update you on plans for the start of the new school year in September. As previously confirmed, we will continue to operate from our temporary site at **21 Cunliffe Street, SW16 6DS** at the start of term. At the same time, we have been working closely with Lambeth Council to explore whether part of the Streatham site could reopen for **Reception, Year 1 and Year 2** from September.

To help us reach a decision, we have looked carefully at several factors, including:

- the importance of keeping our school community together
- whether a partial reopening could delay the overall rebuild programme
- how we would staff and run the school across three different sites
- the practicalities for families who may have children in different key stages
- whether we could deliver high-quality teaching in a restricted space
- whether it would be safe or practical to open part of a building site, including issues such as access, noise and dust
- the financial impact on the school

We have also assessed the pros and cons of a partial reopening:

Potential benefits	**Concerns and challenges**
• Reception/KS1 children would feel they are in their own school rather than a temporary site, and would no longer need to travel by bus or car.	• **Splitting the school community:** Operating across multiple sites would separate pupils and staff, and create significant logistical and operational pressures.

• Drop-off and collection would be easier for many families, especially those with children only in EYFS or KS1.	• **Possible delays:** A partial reopening could slow down the overall rebuild programme, meaning it may take longer to bring the whole school community back together. • **Noise and disruption:** Builders would be working directly next to, or on the same level as, the classrooms. Drilling and hammering would travel through the walls, making it difficult for young children to hear their teachers or concentrate. • **Dust and air quality:** Construction creates dust and fumes that can drift through corridors or vents. This is particularly concerning for young children and those with asthma. • **Access to the site/entrances/exits and emergency routes:** Access will be limited to prescribed routes only. Fire exits and evacuation paths may need to change because parts of the building would be blocked off. Teaching new and potentially confusing escape routes to very young children is challenging. • **Shared utilities:** Electricity and water systems are shared across the building, and we cannot fully separate them to guarantee that children and staff would not be affected by the construction work. • **Financial risk to the school** if full operational costs are not met by the insurers

A decision has now been made that a **partial reopening of the Streatham site will not be possible** at this stage. This is based on a number of factors, with the deciding factor being to ensure the safety and wellbeing of our children, and our wish to keep the school community together rather than split across multiple sites. Further to this, we are fortunate to have a fully functioning and operational school site for all our children that we can use in the interim period. In addition, the insurance company has advised that they are unable to guarantee they would cover the additional costs involved with the partial reopening and operating across two sites. The financial risk would be too great for the school.

The team leading the project is now moving into a four-week **design stage**, where detailed plans for the rebuild will be finalised. Once this stage is complete, we expect contractors to be appointed directly. This will give us a much clearer picture of the full programme of works and when they are likely to be completed.

Because of this, we are not yet in a position to confirm a full reopening date. We continue to work closely with Lambeth Council, the insurers and the contractors to move the rebuild forward as quickly and safely as possible. The project is large and complex, and the timeline is still being reviewed. As soon as we have confirmed information, we will share it with you.

Thank you for your continued patience and support. We will keep you updated as soon as new information becomes available.

Warm regards,





Alison Moller
Executive Headteacher

Chris Davies
Chair of Governing Board