Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

PLANNING DIVISION

01 DEC 2008

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Ms First name: Pauline Surname: Bulman

Company name:

Street address: Lancing College

Town/City: Lancing

County: West Sussex

Country: UK

Postcode: BN15 0RW

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr First Name: Michael Surname: Drury

Company name: Michael Drury Architects

Street address:
St Anns Gate
The Close

Town/City: SALISBURY

County: Wiltshire

Country: UK

Postcode: SP1 2EB

	Country Code	National Number	Extension Number
Telephone number:		01722 555200	
Mobile number:			
Fax number:			

Email address: louise@stannsgate.com

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Proposed completion of Lancing College Chapel, construction of stone porch to west end.

Has the development or work(s) already started? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: Lancing College Chapel

Street address: Lancing College

Town/City: LANCING

County: West Sussex

Postcode: BN15 0RW

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 519422

Northing: 106480

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Peter Surname: Barnett

Reference: Site meeting

Date (DD/MM/YYYY): 28/02/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Peter Barnett discussed future requirements for the approval process. It was agreed by all concerned that consultation process should not be duplicated in the secular and ecclesiastical procedures. It was agreed that the Planning Application be made first in conjunction with statutory consultees and that the Victorian Society and the Twentieth Century Society should both be included. Peter Barnett stated that the application should be determined within 8-12 weeks. He also stated that under ecclesiastical exemption a listed building application was not required.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

10. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

11. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? ( ) Yes (•) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (•) Yes ( ) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ( ) Yes (•) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please see illustrated Design and Access Statement and drawings:787/L/01 -787/L/04

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know (•) Grade I ( ) Grade II* ( ) Grade II

Is it an ecclesiastical building? ( ) Don't know (•) Yes ( ) No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

14. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

The existing west elevation of the Chapel is in doulting stone. The existing butresses are brick faced. The existing west windows are in-filled with timber panelling.

Description of *proposed* materials and finishes:

The proposed porch will be in doulting stone. The timber inserts to the west windows willl be removed and replaced with doulting stone.

Roof covering- add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Proposed roof finish to new porch to be lead, jointed with timber rolls at suitable intervals.

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

Design and Access Statement,
Drawings 787/L/01 to 787/L/04

16. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

n/a

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

17. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

18. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

19. Existing Use

Please describe the current use of the site:

The Chapel is the central building within the Lancing College complex.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

20. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

22. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No

24. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

25. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

26. Site Area

What is the site area? 34.00 sq.metres

27. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/a

Is the proposal for a waste management development? ○ Yes ◉ No

28. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

30. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr First name: Michael Surname: Drury

Person role: Agent Declaration date: 26/11/2008 ☒ Declaration made

30. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

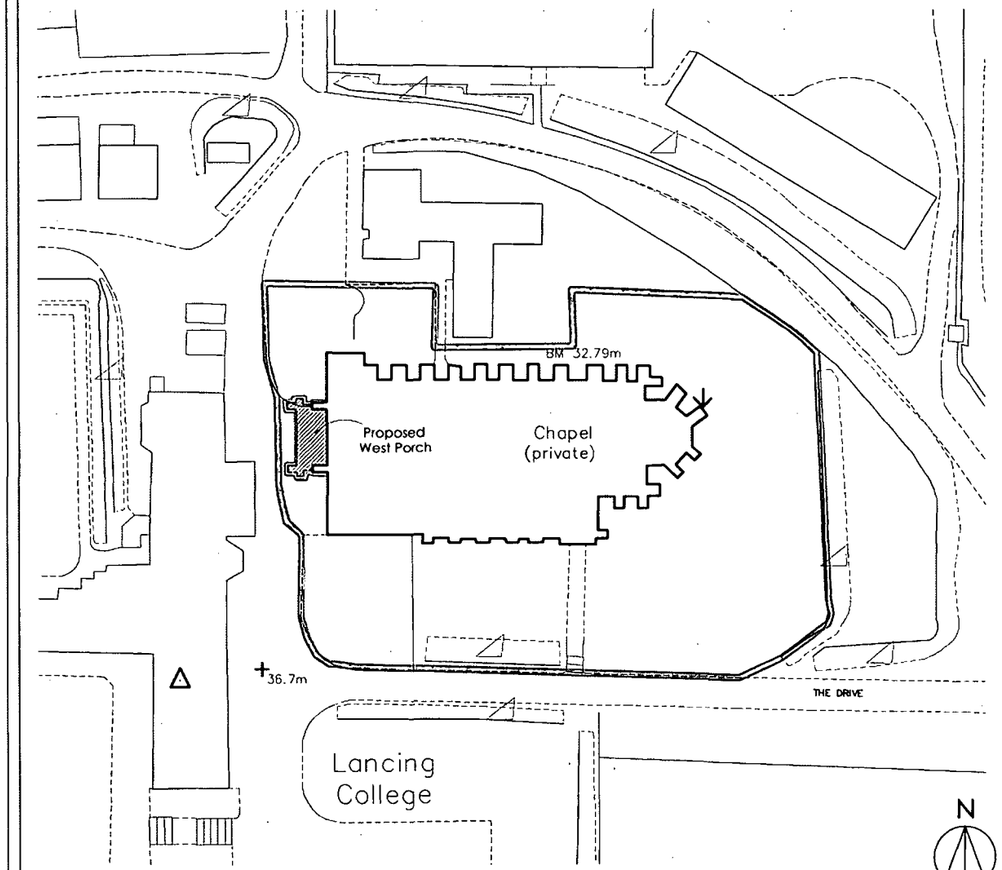
Title: Mr First Name: Michael Surname: Drury

Person role: Agent Declaration date: 24/11/2008 ☒ Declaration Made

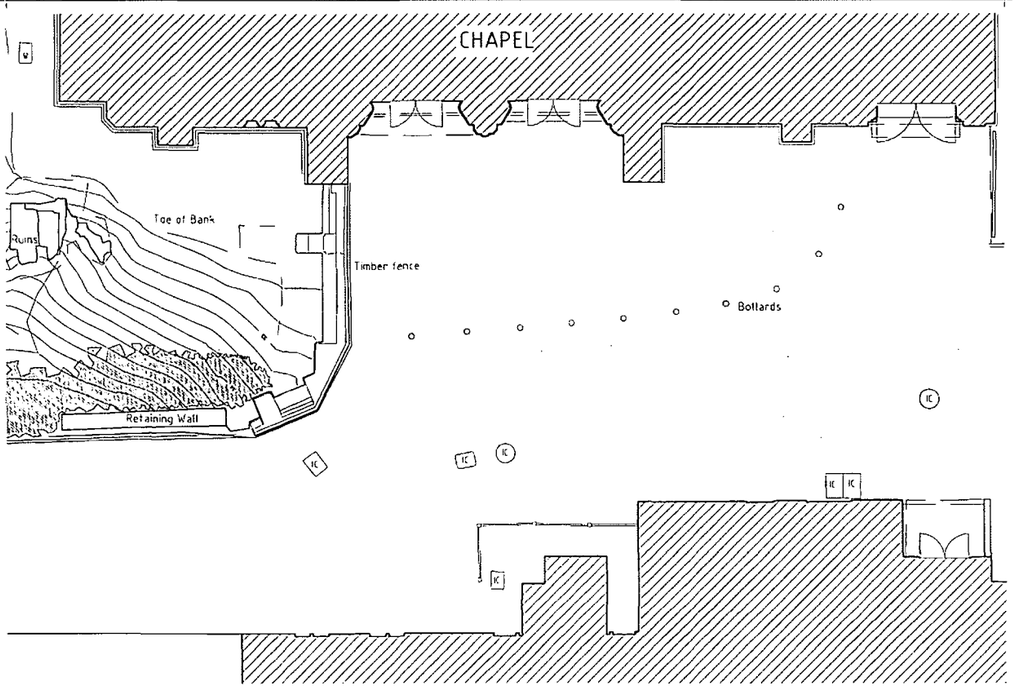
31. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

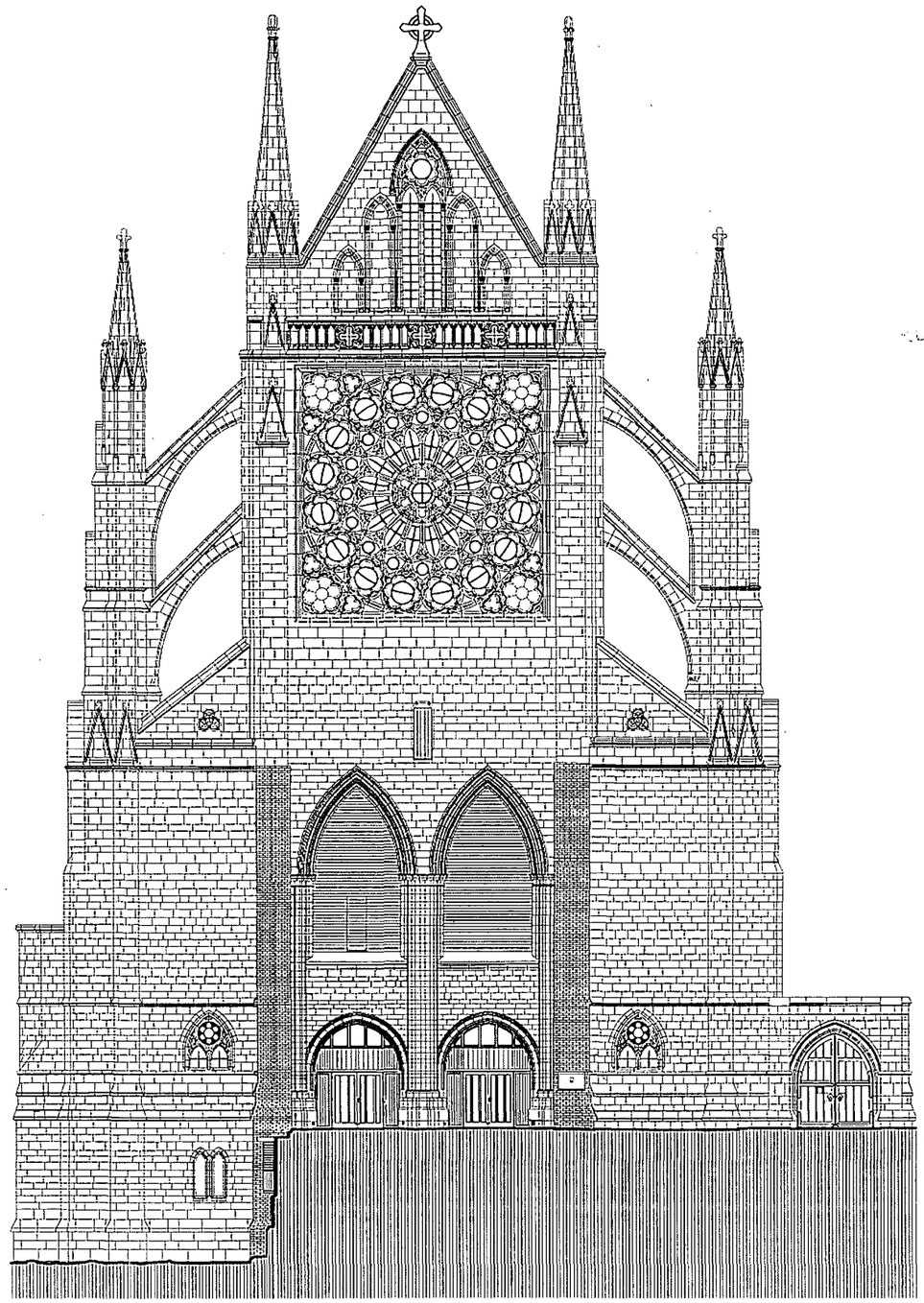
Date 26/11/2008



Location Plan (1:500@A1 1:1000@A3)



Plan as Existing (1:100@A1 1:200@A3)



West Elevation as Existing (1:100@A1 1:200@A3)

N

GENERAL NOTES
DO NOT SCALE OFF THIS DRAWING
Use Marked dimensions where shown.
Site measurements should be taken to ensure accuracy
NEW WORK OR ANY EXISTING WORK AFFECTED IS SHOWN HATCHED ON DRAWINGS
This drawing to be read in conjunction with Structural Engineer's Calculations.
Check Dimensions prior to construction or offsite fabrication.
Please inform Architect or Drawing Originator of any discrepancy immediately.

ADDR DISTRICT COUNCIL
PLANNING DIVISION
Ad0565/08
01 DEC 2008

Revisions

Lancing College
CHAPEL
Lancing, West Sussex

Proposed West End Completion

LOCATION, W ELEVATION & PLAN AS EXISTING

Dwg no: 787/L/01
Rev.

Michael Drury Architects
St.Ann's Gate, The Close
Salisbury, Wiltshire
SP1 2EB
Tel: 01722 555200
Fax: 01722 555201

Scale: As shown
Drawn: HAJ/LR
Date: November 2008

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0 1 2 3 4 5
Metres

Grass
IC
Toe of Bank
Window
Doors
Doors
Doors
New RWP
New RWP
Grass
Line of vaults overhead
PROPOSED NEW PORCH
Wooden Post & Rail Fence
Ruins
Toe of Bank
New stone flooring to west porch laid to suitable falls to allow level access to Chapel and to suit surface water drainage.
All existing bollards removed
Existing tarmac surface retained
Bank
33
34
Wooden fence repositioned to meet buttress
Line of existing foundations of ante-chapel
Scrub vegetation
Retaining Wall
IC
IC
IC
IC
IC
IC
IC

KEY:
Existing building
Proposed New Porch

Plan as Proposed (1:50@A1 1:100@A3)

GENERAL NOTES
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PLANNING DIVISION
PLAN No. [illegible]
DATE 01 DEC 2008

N

Revisions:

Lancing College
CHAPEL
Lancing, West Sussex

Proposed West End Completion

PLAN AS PROPOSED

Dwg no. 787/L/02
Rev.

Michael Drury Architects
St.Ann's Gate, The Close
Salisbury, Wiltshire
SP1 2EB
Tel: 01722 555200
Fax: 01722 555201
e-mail: [illegible]



Scale: 1:50@A1 1:100@A3
Date: November 2008
Drawn: HAJ/LR

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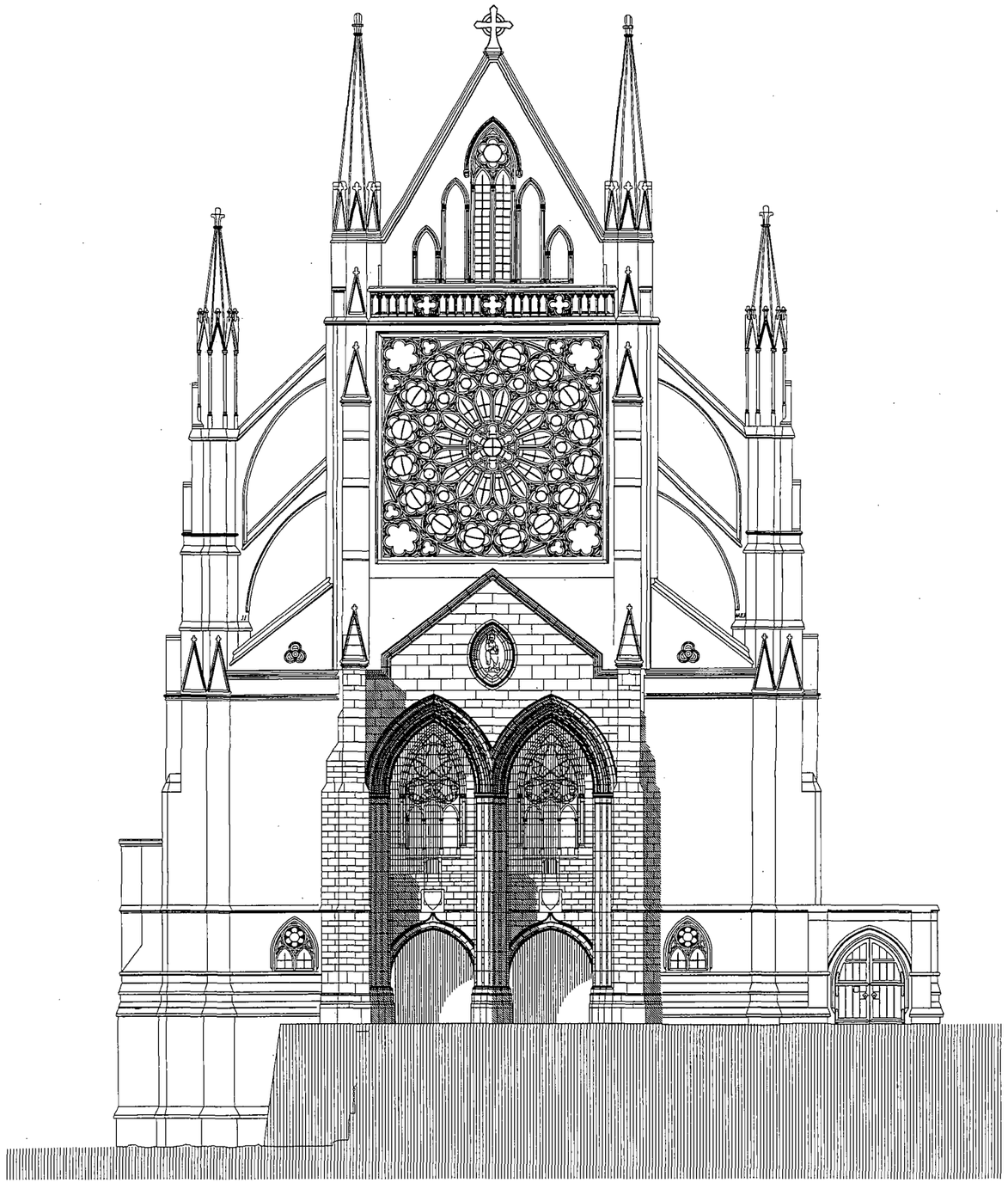
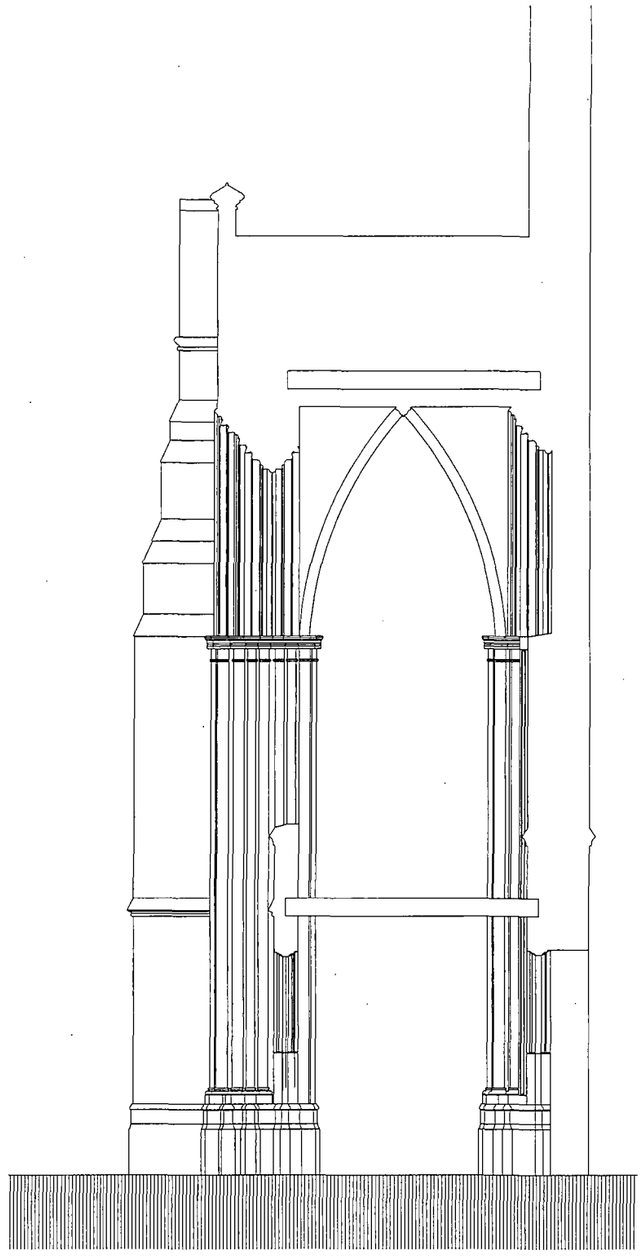


Proposed West Elevation (1:100@A1 1:200@A3)



Proposed Section A (1:50@A1 1:100@A3)

0 1 2 3 4 5
Metres

GENERAL NOTES
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COUNCIL
PLANNING DIVISION
PLAN NO. AA/03563/08
DATE 01 DEC 2008

Revisions:

Lancing College
CHAPEL
Lancing, West Sussex

Proposed West End Completion

PROPOSED ELEVATION & SECTION

Dwg no. 787/L/04

Rev.

Michael Drury Architects
St.Ann's Gate, The Close
Salisbury, Wiltshire
SP1 2EB

Tel: 01722 555200
Fax: 01722 555201
e-mail: admin@mdarchitects.com

Scale: 1:50@A1

Drawn: HAJ/LR

Date: November 2008

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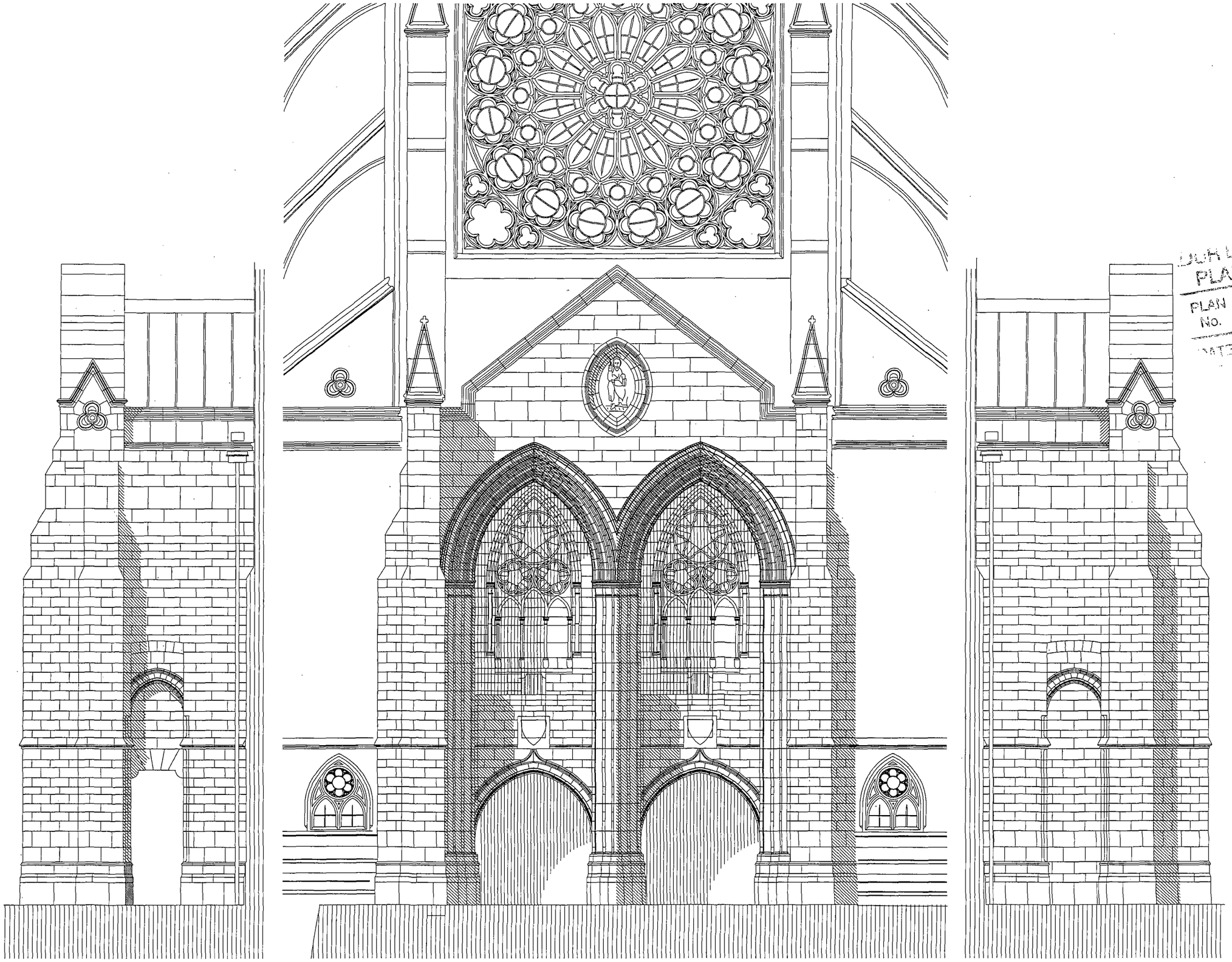

Proposed South Elevation

Proposed West Elevation (1:50@A1 1:100@A3)

0 1 2 3 4 5
Metres

Proposed North Elevation

GENERAL NOTES
DO NOT SCALE OFF THIS DRAWING
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DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0565108
DATE 01 DEC 2008

Revisions:

Lancing College
CHAPEL
Lancing, West Sussex

Proposed West End Completion

ELEVATIONS AS PROPOSED

Dwg no. 787/L/03

Rev.

Michael Drury Architects
St.Ann's Gate, The Close
Salisbury, Wiltshire
SP1 2EB

Tel: 01722 555200
Fax: 01722 555201
e-mail: admin@stanwgate.com



Scale: 1:50@A1

Drawn: HAJ/LR

Date: November 2008

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DESIGN AND ACCESS STATEMENT

5.0 Appendix

COUNCIL
PLANNING DIVISION
PLAN No. AXC0585/08
DATE 01 DEC 2008

ENGLISH HERITAGE
SOUTH EAST REGION

Mr Michael Drury
Michael Drury
St. Anns Gate
The Close
SALISBURY
SP1 2EB

RECEIVED
14 APR 2008

Direct Dial: 01483-252044
Direct Fax: 01483-252001

Our ref: G: PA00007647
Your ref:

10 April 2008

Dear Mr Drury

Request for Pre-application Advice

LANCING COLLEGE, THE CHAPEL, COLLEGE DRIVE, LANCING, LANCING, ADUR, WEST SUSSEX, BN15 0RN

Thank you for arranging the meeting on 28 February.

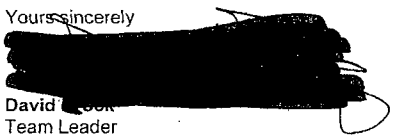
The porch should be a splendid termination to this magnificent building and its long campaign of work. The architect has created a reasonable, even memorable compromise between the need to finish the building and to keep close in to the existing work to avoid closing the road. The one issue of design which seems still unresolved is the gablet - rising acutely from a straight parapet, it seems too mean to pick up the movement of the two great arches below it. Either the roof should be wider, or it should be a simple pentice leaning against the west wall below the rose, a form which the deep buttresses could easily accommodate on either side. A much fuller gable would be equally acceptable, even to the extent of rising in front of the rose window itself, but this would no doubt raise the cost substantially. We look forward to further suggestions for the refinement of this aspect of the design.

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.
English Heritage will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.

ENGLISH HERITAGE
SOUTH EAST REGION

Yours sincerely



David
Team Leader
E-mail: David.brock@english-heritage.org.uk

cc J Johncock, CCC
D Garrard, Victorian Society

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk

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ENGLISH HERITAGE
SOUTH EAST REGION

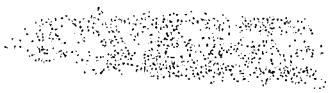
LANCING COLLEGE, THE CHAPEL, COLLEGE DRIVE, LANCING, LANCING, ADUR, WEST SUSSEX, BN15 0RN
Request for Pre-application Advice

Information Provided

Draft Design and Access Statement, Michael Drury Architects
'Proposed Completeion of West End - Scheme A1' [Alan Rome]

Published Guidance

N/A



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk

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THE VICTORIAN SOCIETY

1958
2008

Campaigning for Victorian and Edwardian architecture and other arts

Patron HRH The Duke of Gloucester KG, GCVO
President Lord (Asa) Briggs
Chairman Dr Colin Cunningham

David Garrard
Historic Churches Adviser
Direct line 020 8747 5893
david@victoriansociety.org.uk

RECEIVED
02 APR 2008

Michael Drury
St Ann's Gate
The Close
Salisbury
Wiltshire SP1 2EB

Your reference:
Our reference: 2008C/01/002

28 March 2008

Dear Michael

Chapel of SS Mary and Nicholas, Lancing College, West Sussex (grade I, *RC* and *RH Carpenter* 1868-1911, extended by *S Dykes Bower* 1960-75)

Many thanks to you and your colleagues for arranging last month's very helpful site meeting at Lancing College. Thanks also for your letter of 12 March containing design drawings for the proposed west porch. As agreed, the case was discussed by our Southern Buildings Committee at its March meeting, and I now write to convey the Society's response.

The Committee members were unanimous in welcoming the proposal to complete Lancing Chapel, one of the great churches of the Gothic Revival which has been nearly a century and a half in the building. Alan Rome's design is manifestly of great quality, and in sympathy both with Carpenter's main fabric and with Dykes Bower's 20th-century west end. Our one observation concerns the treatment of the two higher-level arches in the west front, currently boarded up. Dykes Bower intended these to be open, providing views from the west end of the nave into his (unbuilt) ante-chapel. Under the present scheme these are to be glazed. We would question the visual appropriateness of such a large area of plate glass in a building where every other glazed opening is filled with tracery. The glazing also seems redundant, as the two openings are now largely blocked by the organ case. We feel that it would be better to fill these openings with stonework; the two blind arches thus created would, in future, be well suited to receive statuary.

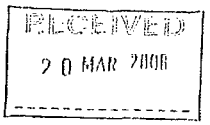
Yours sincerely

David Garrard
Historic Churches Adviser

Cc. Jude Johncock, Council for the Care of Churches
Jon Wright, 20th Century Society
David Brock, English Heritage
Steven Sleight, Chichester DAC
Peter Barnett, Adur District Council

1 Priory Gardens, London W4 1TT Telephone 020 8994 1019 Facsimile 020 8747 5899 www.victoriansociety.org.uk
The Victorian Society is a Registered Charity No. 1081435 and a Company Limited by Guarantee Registered in England No. 3940995. Registered office as above.





THE CHURCH OF ENGLAND

ARCHBISHOPS' COUNCIL

Michael Drury Esq
Michael Drury Architects
St Ann's Gate
The Close
Salisbury
Wiltshire
SP1 2EB

Council for the Care of Churches

Jude Johncock
Casework Officer

19 March 2008

Dear Michael,

The Chapel of St Mary & St Nicholas at Lancing (Diocese of Chichester)
Proposed completion of west end

Thank you very much for inviting us to join the meeting at Lancing College last month. The Council met recently and considered this case and I am now able to set out its advice.

I am pleased to say that the Council felt this was an entirely commendable project and was very happy to offer its support. On a point of detail, the Council felt that the pitch of the gablet over the porch could be revised to give a better overall effect. This is probably best illustrated in the difference between figures 4 and 9 in the Draft Design and Access Statement. The Council considered that the pitch of the roof in Dykes Bower's design in 4 was aesthetically more successful.

With best wishes,

Yours sincerely

[redacted]
Jude Johncock
Casework Officer

cc (by email) - David Brock, English Heritage
David Garrard, Victorian Society
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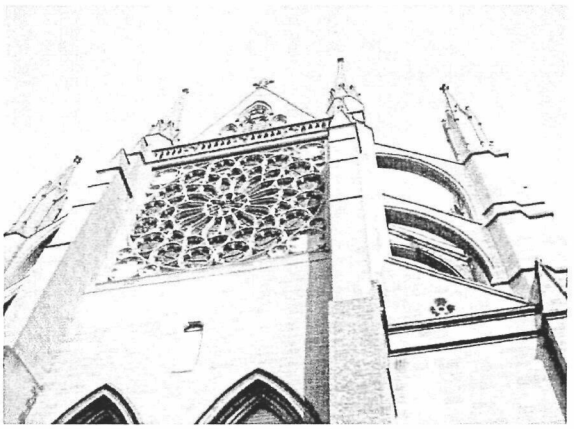
Proposed New Porch
Lancing College Chapel



Design & Access Statement

October 2008

Incorporating:
Historical Background
The Need to Complete the Chapel
Design Development and Consultation
Proposals
Access Information

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1.0 Historical Background

1.11 The Building Thus Far

1.12 The Chapel's Design History

The Chapel of St Mary and St Nicholas at Lancing College formed an integral part of the original design for the school by R.C.Carpenter (1812-55), published in 1854 (see Fig 1 below).

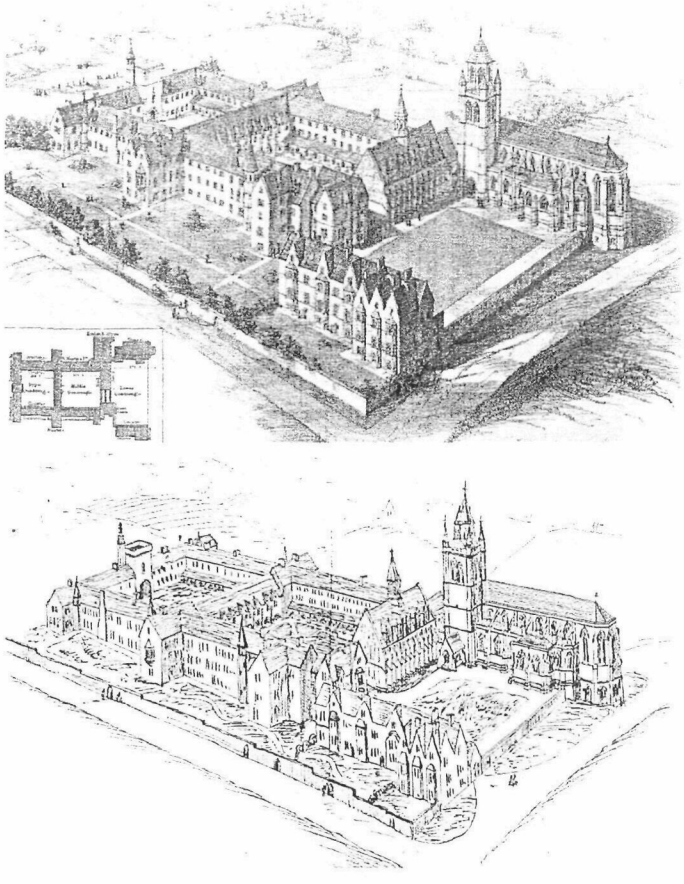

Fig 1. R.C. Carpenter's original design for the school, published in 1854. The Chapel was built in the position shown, top right in the illustrations above.

R.C. Carpenter's son (R.H.Carpenter 1841-93) continued the project after his father's death, first with William Slater (1819-72) and later, from 1875 until 1893, with Benjamin Ingelow. It seems likely that in fact the final chapel design may have been conceived by Slater but that

the detail was worked out by the younger Carpenter.[1] It was also 'Young Carpenter' who completed proposals for the unbuilt tower, the foundations only of which were constructed at the NW corner of the chapel (rather than to the SW as shown on the 1854 drawings).

1.1.2 *The West Front*



Fig 2.

The design for the west front remained fluid, the tower position moving to the north side as the approach to the school was revised. At one stage Carpenter had planned a two-storey cloister linking the chapel with the secular buildings, at right angles to the dining hall. It was always assumed that the kitchen wing opposite the west door would be relocated, at least in part and rebuilt. The scheme shown at Fig 2 above shows one of several alternative proposals, indicating how a link to the adjacent college buildings was to form an integral part of the scheme.

In 1928 Sir George Oatley, a renowned Bristol architect, was commissioned to design a sufficiently imposing west end to make up for the abandonment of the tower. The result was a great western transept, the south front containing a rose window and a cavernous porch (see fig 3).

[1] 'Lancing College Chapel: A Question of Attribution', John Elliott, *Journal of Architectural Historians of Great Britain*, Vol 39:1996 pp114-123.

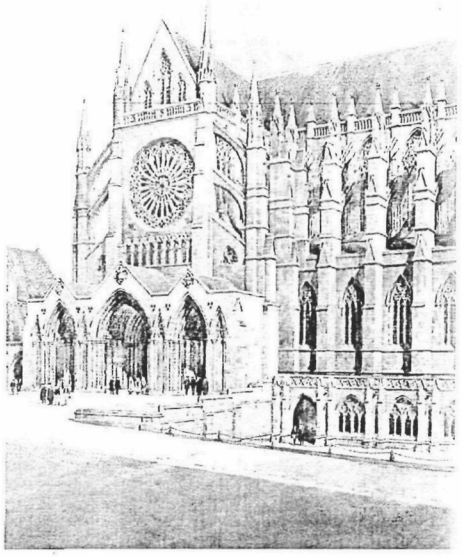

Fig 3. George Oatley's 1928 Design

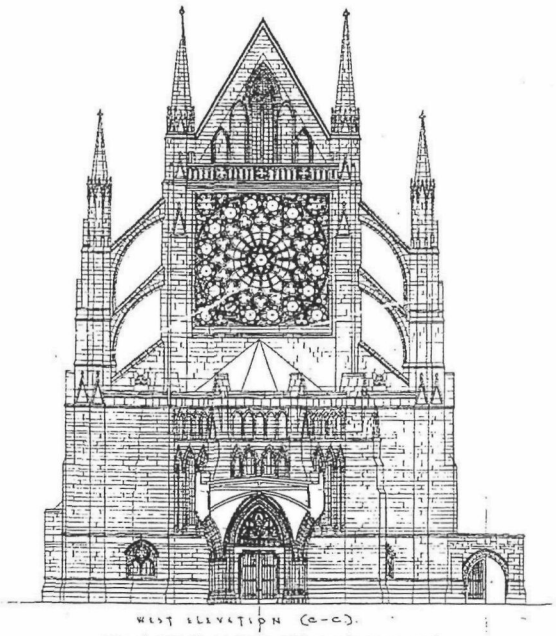

Fig 4. Stephen Dykes Bower's proposal

It would have been a magnificent solution but a western rose works better from within and this was the solution that Stephen Dykes Bower designed in response to a commission from the Friends in the 1950's (fig 4). Of this, the western bay of the Chapel and its west front were built, in Doulting stone rather than the less durable Sussex sandstone obtained from Scaynes Hill that had been used for the original building. The apsidal (later five-sided) ante-chapel, cloister and archway (see fig 5 overleaf) had to be dropped on the grounds of impracticality and extravagance, although the foundations were (at least partially) put in place.

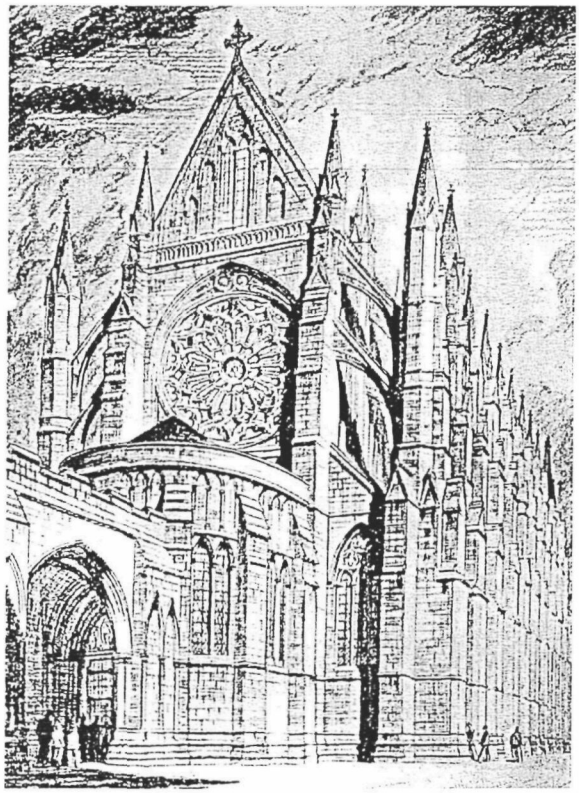

Fig 5. Stephen Dykes Bower's apsidal ante-chapel

1.2 *The Current Incomplete State of the West End*

Without Dykes Bower's ante-chapel the west front remains incomplete. The temporary doors, the boarded up arched openings and the brickwork to the lower stages of the buttresses (see Fig 6) all remain indicative of an unfinished composition. But with the passing years the need for an ante-chapel has receded and other priorities have become established, due to changing needs.

From the very beginning of Lancing College a vigorous three-trunked ash tree, known as the Holy Trinity, stood to the west of the incomplete Chapel, between it and the dining hall. When old age compelled its felling in 1976, at the time of Dykes Bower's project, the convenience of allowing vehicles through the gap was a further disincentive to completing the scheme.

2.0 The Need to Complete the Chapel

For many the completion of the Chapel remains a high priority. The temporary nature of the brick faced buttresses, the utilitarian doors below and the boarded up openings above mark the Chapel, now listed Grade 1 as unfinished and the design, so long in the making, as still unresolved. That it remained so was partly due to the difficulties involved in relating proposals for the buildings completion with that which had gone before. As is often the case with the abandonment of an unrealized scheme, it takes time to assimilate the needs of the present within the context of previous building campaigns.

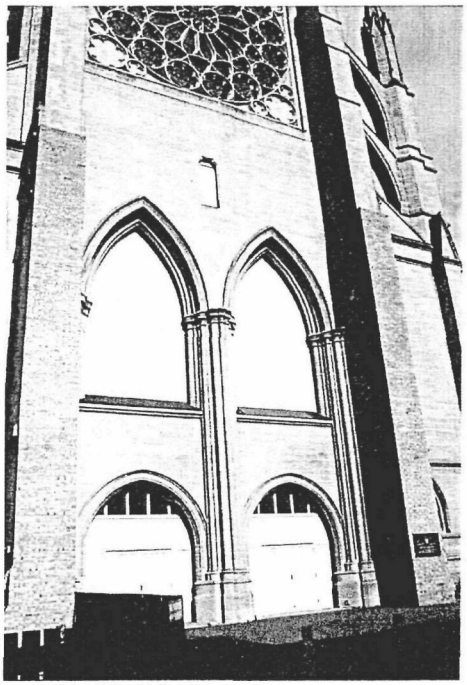

Fig 6. The incomplete West Front today

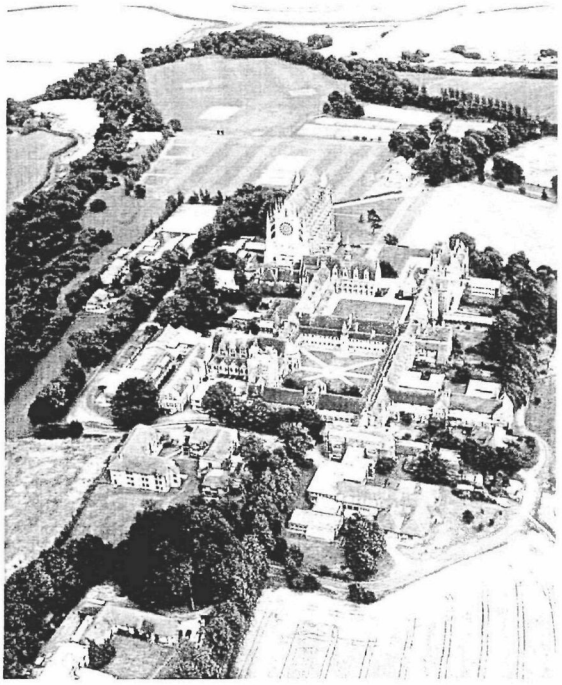

Fig 7. Lancing College today. The Chapel stands at the North East corner of the complex

3.0 Design Development and Consultation

A dignified scheme was required to complete the Chapel and Alan Rome, who worked with Dykes Bower and was involved in the 1950's scheme, was asked to consider the possibilities. He designed the current proposal for a west porch in 1996 (see Fig 8). In 1998 Alan was succeeded as architect to the Chapel by Michael Drury who has now been commissioned by the Friends to facilitate the process for the approval of the 1996 proposal.

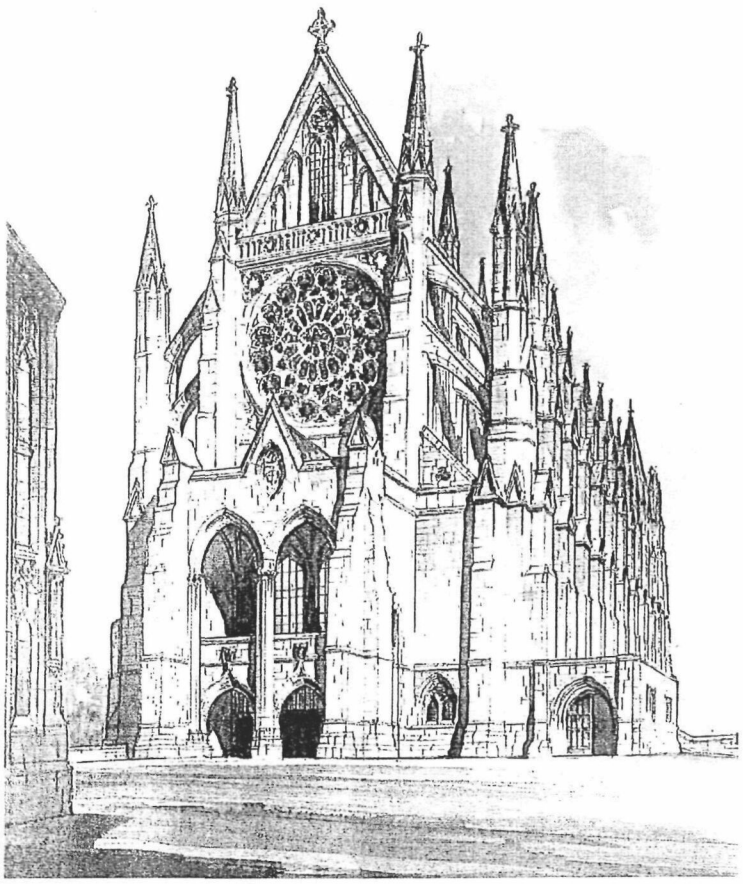

Fig 8. Alan Rome's 1996 Design

3.1 *Constraints Imposed by the previous Campaign*

The proposed porch is to be founded on the sub-structure for the ante-chapel that was put in when the west front was built. It will shelter the existing twin doors and the openings above, presently boarded, closing against the brick-faced buttresses. Dimensionally the height, width and depth of the porch are thus determined (see Figs 9 & 10).

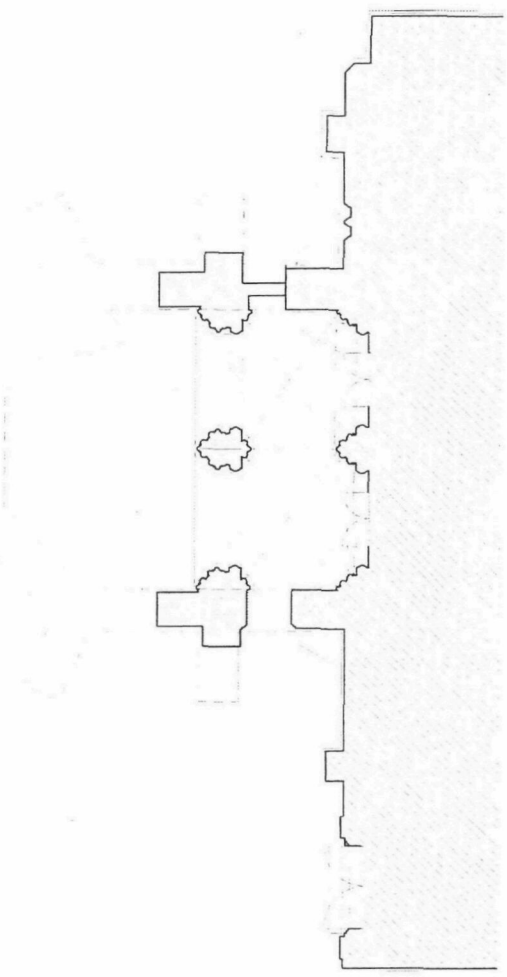

Fig 9. Plan of proposed new porch

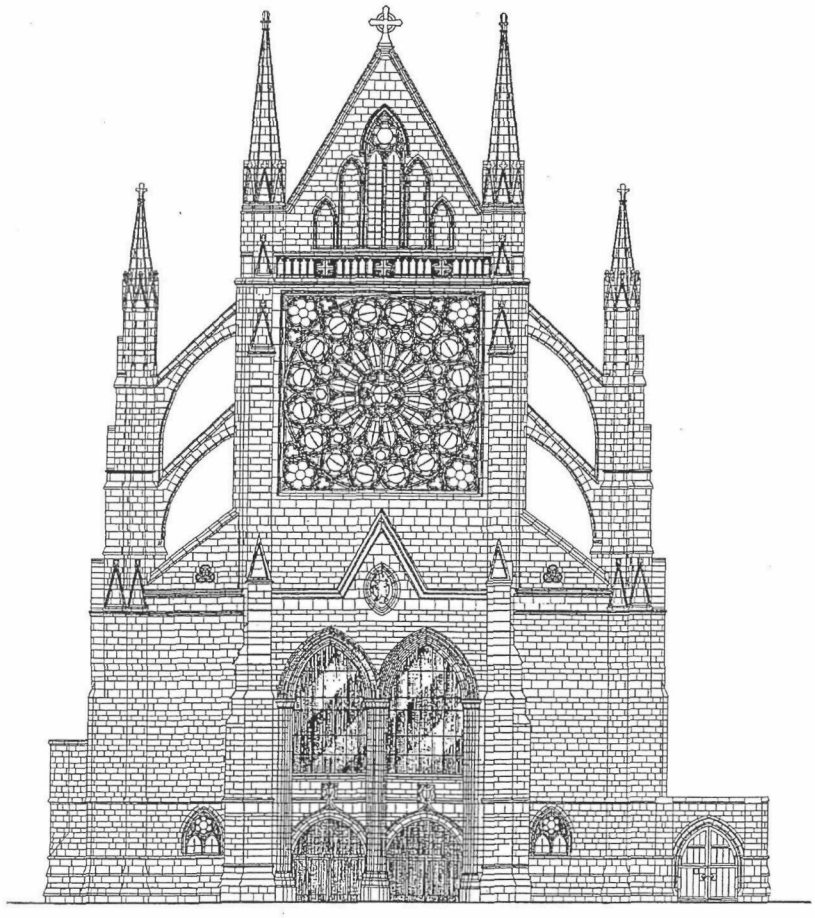

Fig 10. Alan Rome's 1996 design: West Elevation

3.2 *Pre-Application Consultation*

Pre-application consultations took place in February and March 2008 involving Adur District Planning Department , Chichester Diocesan Advisory Committee, The Church Building Council, English Heritage and the Victorian Society.

Copies of letters from these bodies are appended, from which it can be seen that all concerned were supportive of the applicant's aims and of Alan Rome's design in principle. Constructive suggestions concerning details were made for further consideration.

3.3 *Further Design Development* (see fig 11 below)

Alan Rome and Michael Drury have developed the proposal further in the light of the pre-application discussion and as a result of more detailed design work. The scheme that forms the basis of the current application differs from that originally conceived in 1996 in the following ways (compare fig.10 with fig. 11 and fig. 12below):

- The form taken by the high gable has been strengthened in the light of comments received at pre-application discussion.
- Blind tracery has been introduced into the existing arched openings in the west front, presently boarded up. These existing openings would be compromised by the organ, were they to be glazed (see fig. 12).
- The geometry of the main arches in the west elevation of the proposed porch have been slightly adjusted to suit the needs of the more fully developed proposal, as has that of the entrance arches below.

4.0 Proposals

4.1 *Concept for the Proposed Design*

The concept for the current proposal is informed by:

- The need to produce a design that addresses the incomplete aspects of the west front.
- The desire to maintain unimpeded vehicular movements between the chapel and the school buildings to the west.
- The realization that the present kitchen range, etc to the west of the chapel, must remain in this location, even if they were to be rebuilt or re-faced at a later date.

These criteria determine the basic parameters within which any design might be developed.

4.3 *Materials and Construction*

The porch would be built in Doulting Stone, still available in beds of similar height and colour to those used in the 1970's. Although Doulting limestone is geologically dissimilar to the Sussex Sandstone initially used by Carpenter et al, it is a more durable material and its choice has been validated over the last 35 years since the west front was built. It has weathered to a good match to the earlier parts of the chapel.

Stone facings will be built around a solid core which, in the buttressing may be in reinforced concrete to resolve structural considerations. The intermediate floor may also need to be in reinforced concrete to tie the structure at this level.

5.0 Access

The main body of the chapel is, unusually for such buildings, fully accessible to all. There are no steps or level changes at the west doors and there is no need to introduce them as part of the new porch. Ground levels will be laid to falls away from the porch to prevent water ingress.

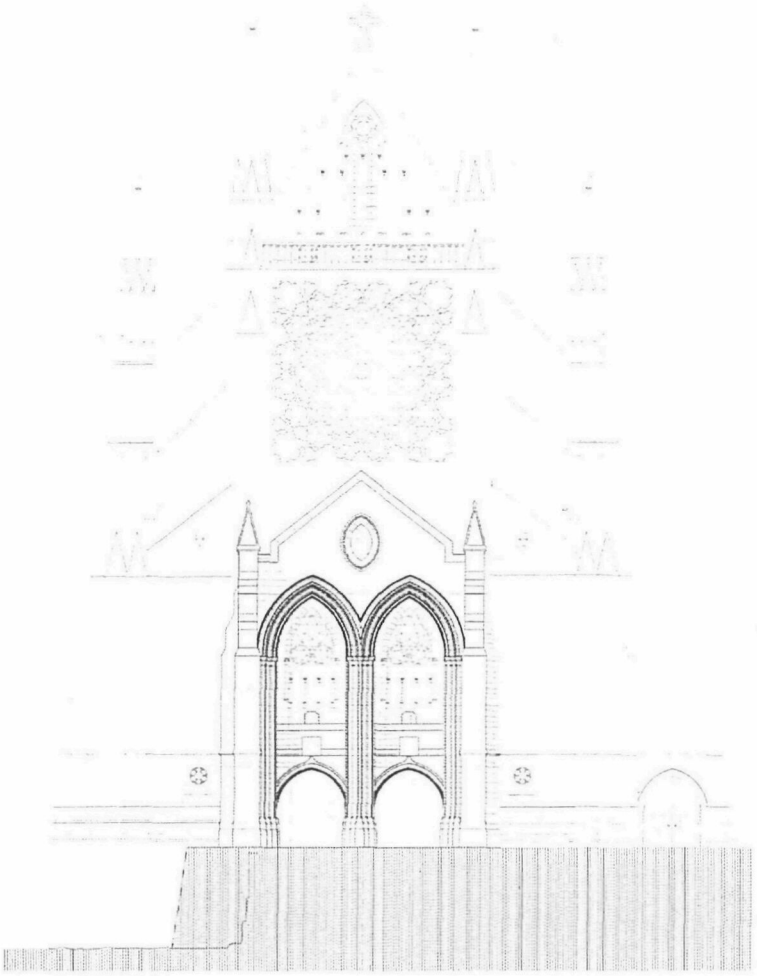

Fig 11. West Elevation as Proposed 2008:

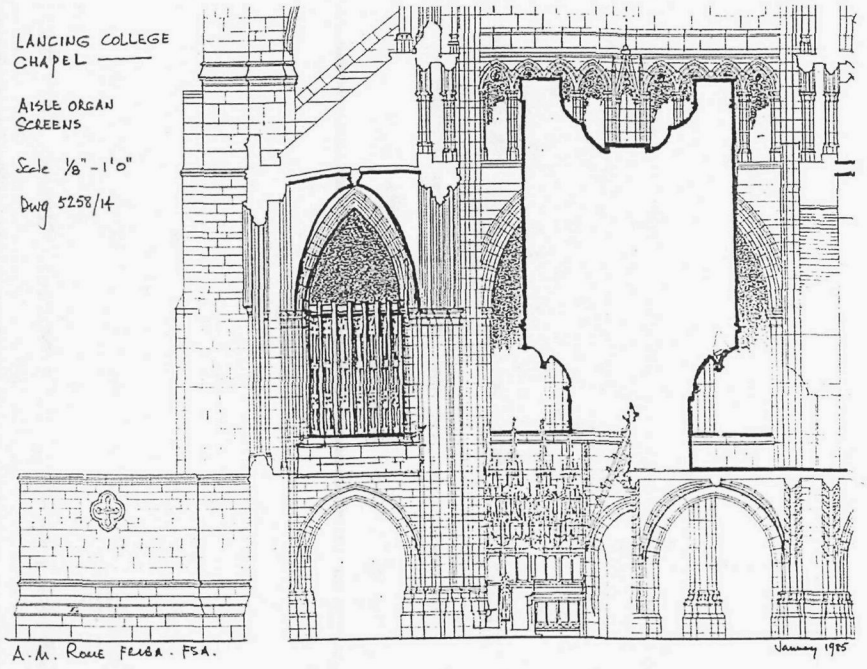

Fig 12. Existing Internal Elevation and Porch section through the organ gallery.

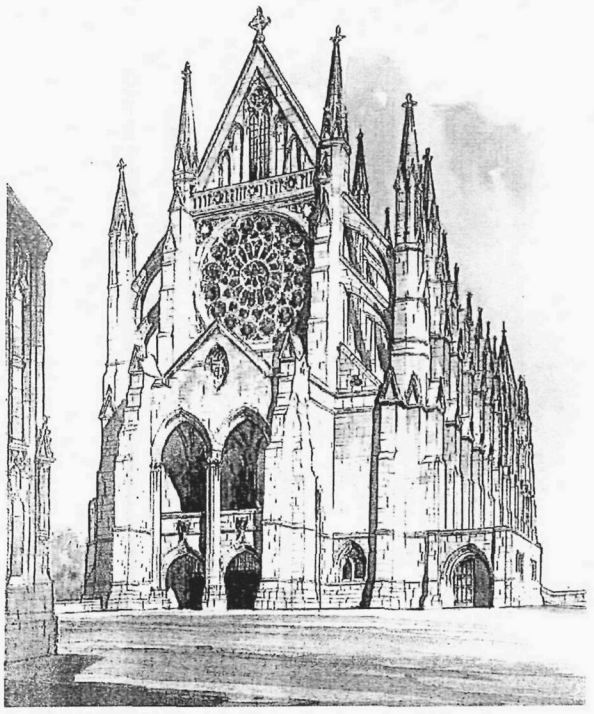

Fig 13. Proposed West Porch 2008.