west sussex county council

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING
GENERAL REGULATIONS 1992

APPLICATION FOR PLANNING PERMISSION UNDER REGULATION 3

FOR OFFICIAL USE ONLY
Application No. WSCC/098/07
Date Received 19 FEB 2007
Fee —

1. APPLICANT

This application is made for and on behalf of the Children + Young Peoples Services Committee of the West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RQ.
All enquiries regarding this application should be made to the County Planning Officer, Planning Department, The Grange, Tower Street, Chichester, West Sussex, PO19 1RL. Tel. No. 01243 777623.

2. ADDRESS OR LOCATION OF THE LAND TO WHICH THIS APPLICATION RELATES. Boundstone Community College, Upper Boundstone Lane, Sompting, Lancing, West Sussex, BN15 9QZ.

3. DESCRIPTION OF PROPOSED DEVELOPMENT. New 8 Classroom Block and Multi Purpose Hall, 6 Replacement Parking Spaces, a 20 Bicycle Shelter, 2 Free Standing Canopies plus a new Access Path.

4. TYPE OF APPLICATION
Please tick box

A [✓] A full application for new building works.

B [ ] A full application for a change of use only which does **not** involve any building works at present.

C [ ] A full application for a change of use **and** new building works.

D [ ] An outline application for new building works.
(Please answer question 5)

E [ ] An application for approval of reserved matters of a previous outline permission.
(Please answer question 6)
Ref. No. of previous outline permission.....

F [ ] An application for removal/variation of condition(s) of a previous planning permission.
Ref. No. of previous planning permission.....

G [ ] An application for renewal of a temporary permission
Ref. No. of temporary permission.....

5. OUTLINE APPLICATIONS

If you ticked D in question 4, please tick one or more boxes. ~~The following~~ matters are reserved for future consideration:

[ ] Siting [ ] Design [ ] External Appearance [ ] Means of Access [ ] Landscaping

6. RESERVED MATTERS

If you ticked E in question 4, please state which ~~reserved matters~~ are dealt with in this application.

.....

7. SITE AREA

The area of the application site is 0.37 hectares (2 decimal places). Please show this land (including any proposed access to it and sight lines) on the submitted plans edged in red.

8. OTHER LAND

- Does the County Council own or control any adjoining land? YES/~~NO~~
  If yes, please show this land on the submitted plans edged in blue.

9. USE OF LAND/BUILDINGS

Please state existing use(s) or, if vacant, the last use(s) of the site... Community College

If residential, state existing number of dwellings... N/A

and the number of any to be lost... N/A

10. ACCESS AND PUBLIC RIGHTS OF WAY

- Would the proposal involve the construction of a new vehicular access? ~~YES~~/NO
- or alteration of an existing vehicular access? ~~YES~~/NO
- and/or the creation or alteration of a pedestrian access? YES/~~NO~~
- Are there any public rights of way within the site? ~~YES~~/NO

11. HISTORIC CONTEXT

- Would the proposal involve demolition or alteration of a Listed Building or demolition within a Conservation Area? ~~YES~~/NO
- Does the site include an Ancient Monument? ~~YES~~/NO
  If yes, a separate application for Listed Building Consent, Conservation Area Consent, or Scheduled Monument Consent may be necessary.

12. TREES

- Is it proposed to fell any trees? YES/~~NO~~
- or remove hedgerows? YES/~~NO~~

13. DRAINAGE

How would the surface water be disposed of?... Soakaways

How would any foul sewage be dealt with?... Mains

14. SPOIL

How much spoil/demolition rubble (if any) would result from the proposal? ~~NONE~~/MINIMAL/...~~m3~~

Where would the spoil/demolition rubble be disposed of?... Licensed Tip

15. VEHICLE PARKING

How many parking spaces would be provided in total on completion of the development?

Cars... 6 ...Other... N/A

16. MATERIALS

Please state the materials to be used for:-

External Walls... Brick + Render

Colour... Red Multi + Buff Respectively

Roofing... Grey Bold Roll Concrete

Colour... Tiles

17. PROVISION FOR DISABLED PEOPLE

- Has provision been made to meet the needs of disabled people, insofar as the proposal involves buildings to which the public would have access? YES/~~NO~~

18. PLANS AND DOCUMENTS ENCLOSED

List of plans and drawings submitted...

See Covering Letter

- A supporting statement YES/~~NO~~
- An environmental statement* YES/~~NO~~

*as defined under the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988.

A signed certificate of ownership MUST accompany this application

Is it:

- Certificate A? YES/~~NO~~
- or Certificate B? ~~YES~~/NO

Other... N/A

19. ADDITIONAL INFORMATION

Is the application for:

A industry, offices, warehousing, storage, shopping, commercial purposes or places of public assembly? ~~YES~~/NO

B the winning or working of minerals? ~~YES~~/NO

C an agricultural dwelling or building? ~~YES~~/NO

D development for the provision of education? YES/~~NO~~

If yes, please complete additional form(s) as appropriate.

20. DECLARATION

In pursuance of the powers delegated to me, I hereby give notice to the West Sussex County Council that I propose to seek permission under Regulation 3 of the Town and Country Planning General Regulations 1992 for the carrying out of the development as described in this application.

Signed... ...Date... 13.2.07

~~County Secretary~~ On behalf of the Director for CYPS

west sussex county council

Town and Country Planning (General Development Procedure) Order 1995
CERTIFICATE UNDER ARTICLE 7

Certificate A

I certify that:

1. on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

   Agricultural Holdings Certificate

2. Whichever is appropriate **one** of the following alternatives must form part of this certificate. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

   - *None of the land to which the application relates is, or is part of, an agricultural holding.

   or

   - ~~*I have/The applicant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

Tenant's name	Address at which notice was served	Date on which notice was served
.....	.....	.....
	.....	
	.....	
	.....	

Signed ..... County Secretary

on behalf of the (b) CHILDREN + YOUNG PEOPLES SERVICES Committee of West Sussex County Council

Date 13.2.07

*delete where **inappropriate**

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years

(b) applicant's name

west sussex county council

APPLICATION FOR PLANNING PERMISSION FOR THE DEVELOPMENT OF FACILITIES FOR EDUCATION

FOR OFFICIAL USE ONLY

Application No.....

Additional information required in respect of applications for development at educational establishments.

1. Address or location of the land to which this application relates.....
Boundstone Community College, Upper Boundstone Lane, Sompting, Lancing, W Sx, BN15 9QZ

Please complete the following table for this establishment.

Information Required	Existing as at Date 31st January 2007	Proposed or expected on completion of the development Date 31st August 2008
2. Total number of pupils/students on roll	1031	1230
3. Total number of classrooms	81	85
4. Total number of teachers	72.5 Full time equivalent	80.5 Full time
5. Total number of car parking spaces*	61	61

* Please show the location of such provision on the plans which accompany this application.

6. What is the area of gross floor space (ie measured externally) to be created by the development?
873 square metres

7. Please state the reason(s) why the proposed development is required

See attached statement

8. If the application is for the renewal of a temporary permission for a relocatable classroom, please give details of those steps which are being taken to satisfy requirements by more permanent buildings. If 'none' it would be helpful if you could give reasons

Signed ..... Date 13.2.07
~~County Secretary~~ Director for Children and Young People's Services
on behalf of the .....
of West Sussex County Council

ENVIRONMENTAL STATEMENT FOR THE NEW 8 CLASSROOM BLOCK AND MULTI PURPOSE HALL AT BOUNDSTONE COMMUNITY COLLEGE, LANCING, WEST SUSSEX

The siting and design of the building, and the landscaping of the site, will meet as far as possible the sustainability expectation of West Sussex County Council and the South East England Development Agency check list

It is also expected to fall within the accepted levels of 'Construction Excellence' and to perform to the environmental construction indicators for Water Efficiency, Operational Energy, Embodied Energy, Bio-diversity, Transport and Waste as they are developed.

It is anticipated that an environmental performance check on this project will be reported to the Planning Committee within two years of its practical completion.

The following measures and initiatives are being included to support the Council's commitment:

1) The building envelope is highly thermally & energy efficient exceeding building regulation requirements by 10%.

2) The building has very good levels of both natural light & natural ventilation.

3) Materials specified are where feasible rated 'A' in the BRE "Green Guide to Specification".

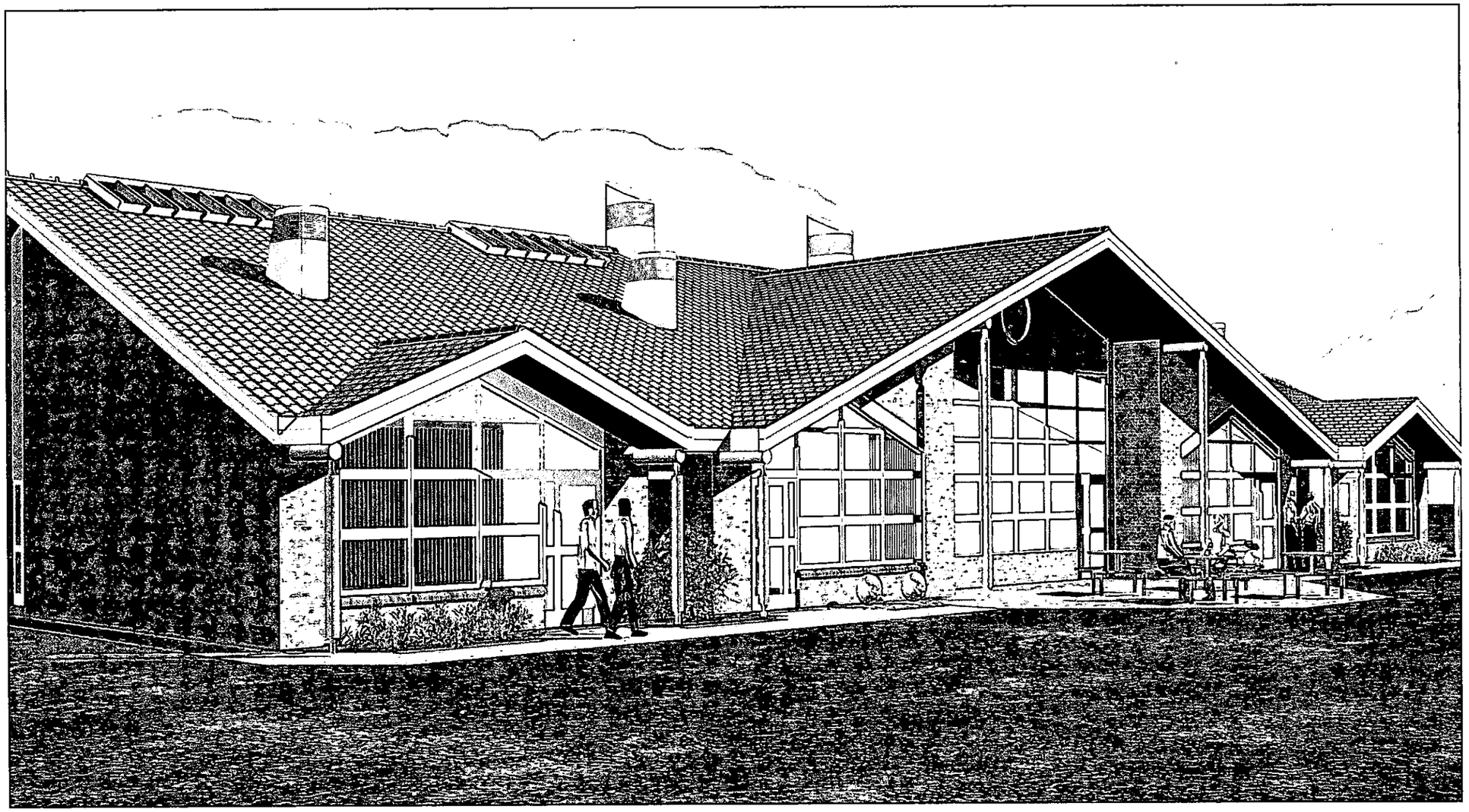
4) Electrical systems will utilise energy efficient equipment. Lighting will be operated by motion detectors and dimming controls wherever feasible.

5) The hot water and under floor heating system will be supplied from energy efficient condensing type boilers. This system maximises the efficiency of condensing boilers with the low heating water temperatures required for an underfloor heating system.

6) Water saving techniques will be employed such as low flow taps, low flush wc's & timed flow urinal flush controls.

7) A BREEAM Initial Guidance Assessment has been undertaken to assess the sustainability of the proposals. We await the issue of this report..

the SEAMAN PARTNERSHIP



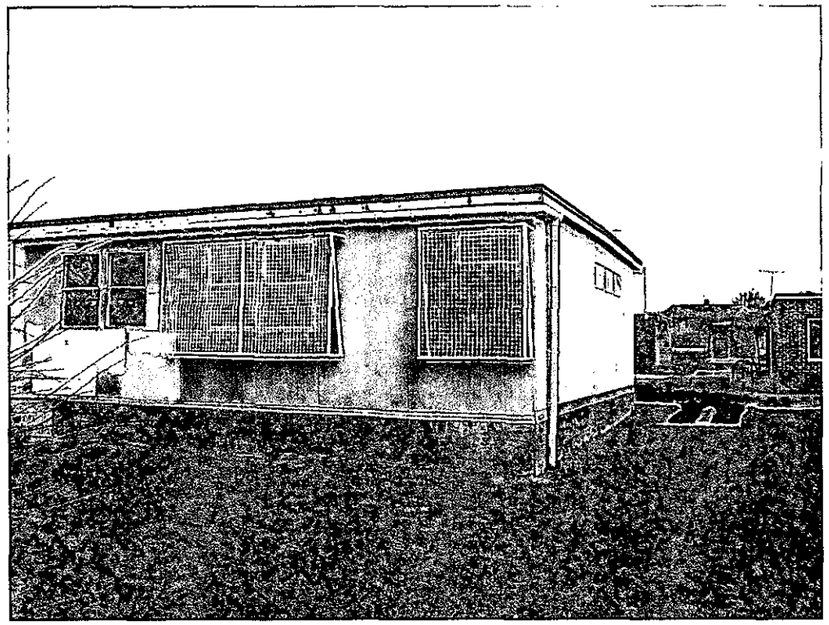
Design and Access Statement for a New 8 Classroom Block and Multi Purpose Hall at Boundstone Community College, Upper Boundstone Lane, Sompting, Lancing, West Sussex.

TSP 158

W.S.C.C.
13 FEB 2007
DEVELOPMENT CONTROL SERVICES

west sussex county council

the SEAMAN PARTNERSHIP



Hutted Classroom to be demolished

TSP158
Proposed 8 Classroom Extension, Multi-Purpose Hall & Ancillary Accommodation @ Boundstone Community College

❖ Introduction:-

i) This scheme forms part of the overall proposal for the Adur Age of Transfer Project. Currently the pattern of schooling in most of Adur is of separate first & middle schools with the majority of children moving to secondary school at the age of twelve.

The number of children at primary schools in Adur has been falling in comparison to the situation five years ago. It is therefore proposed to change the age at which pupils transfer to secondary school from 12 to 11 years & in order to achieve this building extension & adaptations are required.

ii) In June 2006 The Seaman Partnership were commissioned to prepare a development plan for the Boundstone Community College. This involved:-

a) Defining the future needs of the college & the ability of the current premises to support them.
b) To develop options & consider alternative strategies to meet the objective.
c) To replace the existing hutted teaching accommodation.
d) To anticipate the requirements following the changes to the Age of Transfer proposals.

The Development Plan identified short to medium requirements as follows:-

a) To provide a new 8 classroom block to accommodate the new intake of year 7 students & replace the existing hutted teaching accommodation. Demolish 4 huts & rebuild as 4 new classrooms plus an additional 4 classrooms for the new year 7 intake.
b) To increase the areas for catering, serving & dining to accommodate the increase in student number.
c) To improve existing horizontal & vertical circulation routes.
d) To refurbish the existing Sports Hall & provide new Changing Rooms, Gymnasium, Fitness Studio & Multi-Purpose Space similar to the provision at Downlands School, Hassocks.
e) To provide an additional Drama Studio & Arts/Dance Studio.
f) To provide a new synthetic turf pitch in association with an analysis of the hard play areas & grass pitch provision generally.
g) To provide a central area for adult education.

The aim of this project is to meet the requirements for item a & in part b & c although the b & c works do not require planning consent as they consist of internal refurbishment.
In the very long term the aim is to comprehensively re-develop Boundstone Community College with this 8 classroom block being seen as the first phase. It is therefore critical that these proposals tie in with the overall site strategy.

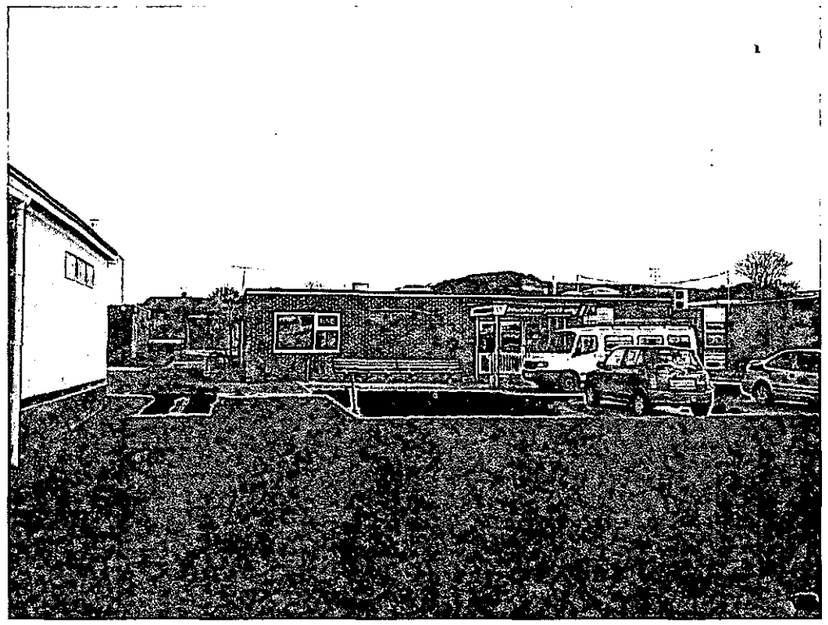
❖ Site Context:-

Boundstone Community College is situated at the northern end of Upper Boundstone Lane, which lies to the east of the site. To the south are the playing fields & Boundstone Nursery School, to the west are residential properties off Berriedale Drive. To the north is the A27 between Worthing & Brighton.

❖ Site History:-

The oldest buildings were designed in the late 1950's & occupied in the early 1960's. As they are now approaching 50 years old they are at the end of their anticipated life. They are "thin-skinned" system buildings which provide little thermal or sound insulation. They are very sub-standard when comparison to current Building Regulation requirements, do not comply with the Disability Discrimination Act nor with Building Bulletin '93 or '98 due to their close proximity to the A27 which creates considerable traffic noise and air pollution.

the SEAMAN PARTNERSHIP Ltd



Existing car parking spaces in front of the youth wing to be relocated

Hutted Classroom to be demolished

- The Proposals:-

i) Site Layout:-
The proposed site layout has been developed in accordance with the approved Masterplan, which followed a process of site & building analysis plus consultation with the School & WSCC. The key elements of the proposed site layout are as follows:-

- The Classroom block will be located to the south of the existing School. This is firstly to distance the building from the noise from the adjacent A27, and allow the building to be naturally ventilated. Secondly this location will be very prominent & visible helping to promote the School with a new image & give an element of 'wow-factor'.

- By siting the building in this location we can separate the contractor's site from the rest of the school. A separate site access will be provided to the south of the Caretakers House which will eventually become the new footpath and cycle lane to the Classroom Block.

- A substantial paved forecourt will be created to the north of the building with 2 free standing canopies to provide shade / shelter. Pedestrian footpaths will be provided to the East & West plus a larger paved area in front of the Multi-purpose Hall to the South.

- As the existing vehicular access is narrow and without footpaths, a new pedestrian access footpath and cycle lane will be created to the south of the site linking this new facility to Upper Boundstone Lane. The six existing car parking spaces are to be relocated with one designated for disabled use. A covered cycle shelter will also be provided.

ii) Proposed School Layout:-
- The floor plan is designed around an east west circulation route that will link to the future buildings agreed on the Masterplan to be located on the east & west. This circulation will be naturally lit & ventilated by means of rooflights.

- Clusters of 4 No. Classrooms are located either side of the Main Entrance & Multi-purpose Hall & are further subdivided by the circulation spine. In between each pair of classrooms are directly accessed class stores & general facilities such as Plant Rooms/Electrical Intake Rooms, Disabled Toilets & Cleaner Stores.

- All classrooms will have high levels of glazing to their external wall & natural cross ventilation will be provided by opening windows & roof mounted 'wind-catchers'. High level 'windows' located in the back walls of the classrooms will provide borrowed light via the spine corridor & maintain good levels of natural light.

- The centrally located Multi-purpose Hall provides a focus & meeting point for this part of the school community. Just like the classrooms there is considerable glazing to the external wall & a series of 'Velux' roof windows to provide natural light to the rear of the space. This also provides cross ventilation in addition to that provided by the Windcatchers.

- Individual unisex toilet compartments are provided at the request of the School as the more conventional male and female group toilet arrangements are places where bullying could occur unseen..

iii) Proposed School Sections:-,
The provision of good levels of natural light & ventilation has driven the design of the sections whose principle features may be summarised as follows:-

- Good levels of natural daylight are provided to all classrooms & the Multi-purpose space by means of extensive glazing to the external envelope of the building together with either Velux's roof windows to the Multi-purpose space or the rooflights to the central spine. This provides daylight to both the corridors & by means of high level glazed screens to the rear of the classrooms.

the SEAMAN PARTNERSHIP Ltd



Existing car parking spaces in front of the youth wing to be relocated

Hutted Classroom to be demolished

- ❖ Good levels of natural ventilation are provided by opening windows & the roof mounted windcatchers to both the classrooms & the Multi-purpose space. The latter due to its larger area also have photovoltaic cells to power a battery so that on hot still days the solar driven internal fan can bring in additional fresh air.

- ❖ To minimise overheating the roofline extends well beyond the building façade to provide solar shading. The windows will also incorporate solar control glazing. Reflecting the buildings orientation the overhang is greater on the southern elevation, particularly over the extensively glazed elevation to the Multi-purpose Hall. This also has the benefit of providing a covered external area to the main hall.

- ❖ The roof plane is articulated by the gables over each classroom & interest is provided by the windcatchers. The main aspect of the building includes the large picture window to the Multi-purpose Hall which is framed by the gable roof feature providing the 'wow factor'.

iv) Proposed School Elevations / Scale & Appearance:-

The building is designed to have considerable visual impact when viewed from the southwest on Upper Boundstone Lane. Key factors in the external treatment are:-

- ❖ The proposed external materials are brick, & render to the walls with a profiled roof tile. All to match the Performing Arts Block which was completed 3-4 years ago. Eaves, soffit & rainwater goods are polyester powder coated aluminium & the external windows & doors will be timber faced with polyester powder coated aluminium. All of these elements ensure a durable low maintenance building envelope.

- ❖ Gable ends provide visual interest & identify each classroom whilst the large gable feature to the Multi-purpose Hall provides the 'wow-factor'.

- ❖ The side elevational treatment is deliberately plain as the future development identified in the Masterplan proposes linear development along this southern boundary with attached buildings to the East and West.

- ❖ The roof on the southern elevation projects forward to provide solar shading & also a covered area outside the Multi-purpose space.

v) Sustainability:-

The aim of the project is to achieve a 'Very Good' BREEAM rating. An initial assessment has taken place & the results are awaited to advise whether this has been achieved. Sustainable features include:-

- ❖ A thermally & energy efficient building envelope which exceeds the requirement of building regulations.

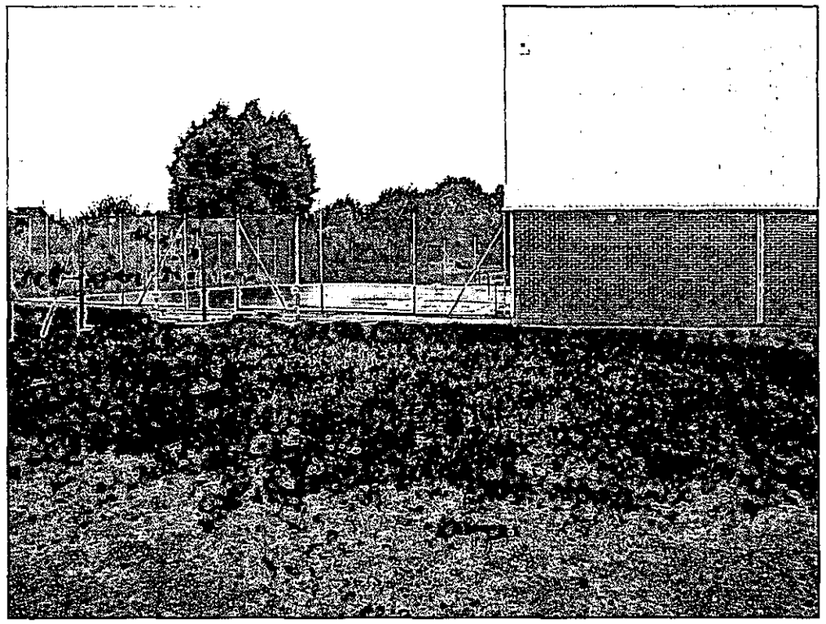
- ❖ Good levels of natural daylight.

- ❖ Good levels of natural ventilation utilising opening windows & 'Windcatchers', some will provide additional fan assisted mechanical ventilation powered from batteries charged by photovoltaic panels.

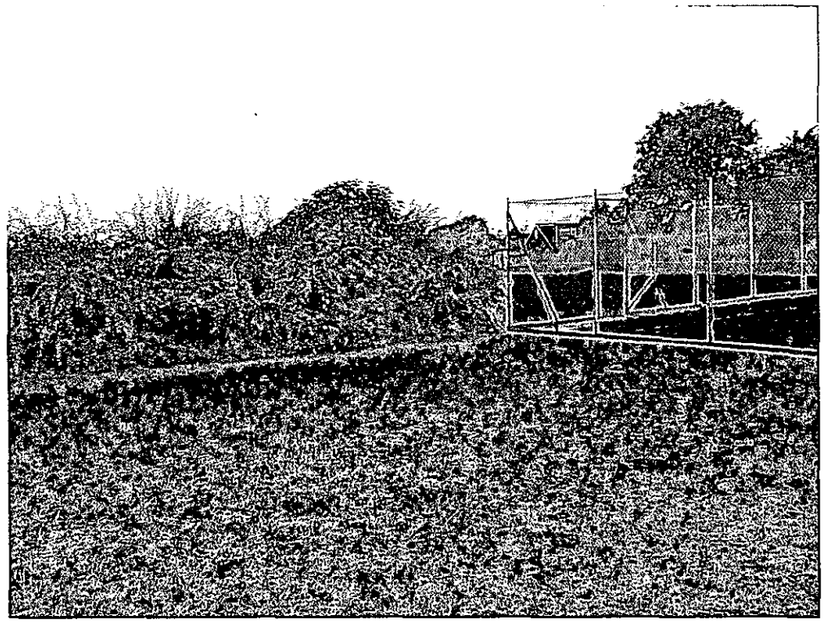
- ❖ Where possible sustainable materials rated 'A' in the Green Guide to Specification.

- ❖ Electrical features would include:-
  - High frequency fluorescent lighting
  - Daylight dimming to certain areas
  - Occupancy sensing to WC's, Corridors & Stores

the SEAMAN PARTNERSHIP Ltd



Existing Sports Hall & chain link fence to MUGA



Chain link fence to MUGA

Existing hedge to be removed

- Mechanical Features would include:-
  - *Energy efficient heating plant* preferably of the condensing type combined with an under-floor heating system maximising the benefits of the condensing process with low heating water temperatures.
  - Water saving techniques, such as low flow aerating type taps, low flush wc's & timed urinal flush controls.
  - Other features such as a Rain Water Harvesting System for collecting rainwater to supply the wc's & solar heat recovery panels on the south pitch of the roof for assistance with the hot water energy demand are currently being considered in terms of viability.

vi) Landscaping:-
In terms of hard landscaping as previously noted, a substantial paved forecourt will be created to the north of the building & a smaller paved area to the south outside the Multi-Purpose Hall.

In terms of soft landscaping the proposals regrettably result in the loss of some bushes & one poor quality oak tree. This will be compensated for by planting to the perimeter of the building & informal planting along the new pedestrian access. A specialist landscaper will provide a detailed layout & planting proposal & we would be happy to accept a planning condition regarding this element.

vii) Access:-
The proposals allow for the re-provision of 6 No. parking spaces one of which will now be suitable for disabled users. Vehicular access will be as existing with the paved forecourt to the north being strengthened to enable fire appliances access to the existing Multi Use Games Area to turn around.

A new pedestrian / cycle route will be provided to the south of the school & a cycle enclosure for 20 cycle is to be located adjacent to the car parking spaces to the East. The school have agreed that showering provisions will be available in the adjacent Sports Hall changing rooms.

viii) Programme:-
Subject to various approvals the aim is to commence work in September '07 & complete at the end of June '08.

the SEAMAN PARTNERSHIP Ltd

ADUR AGE OF TRANSFER

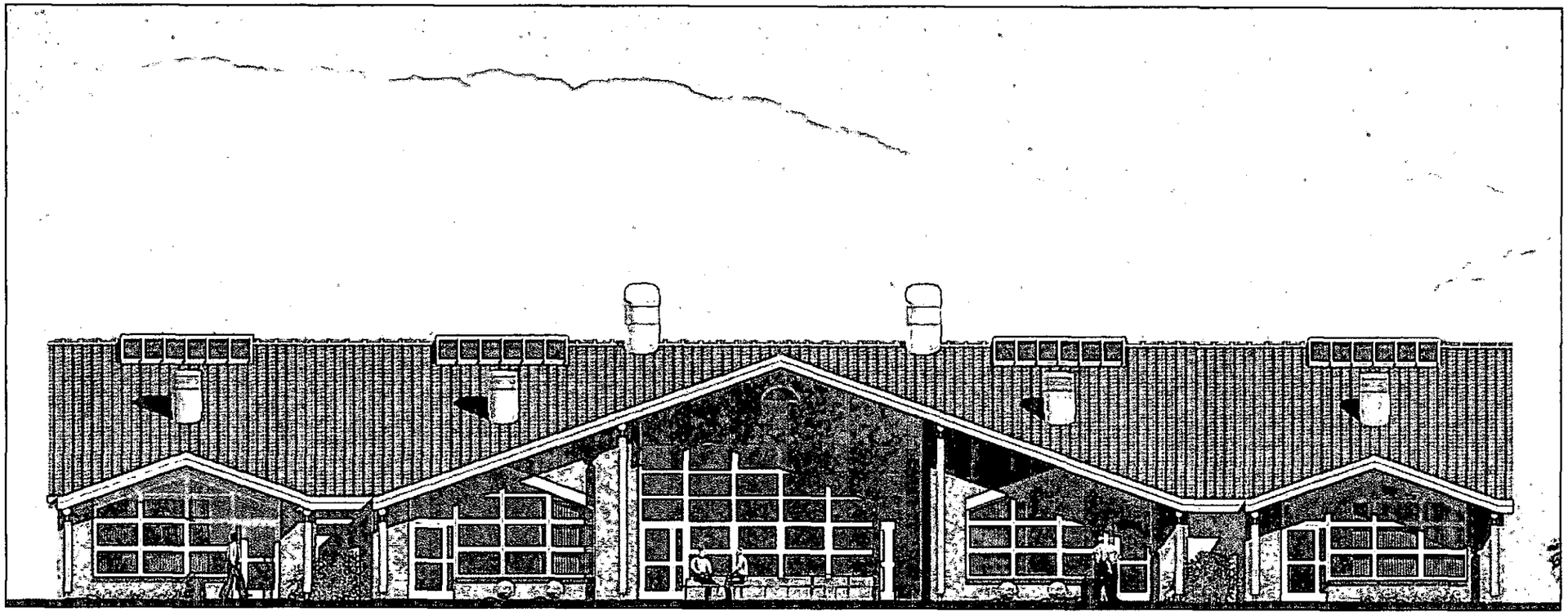
BOUNDSTONE COMMUNITY COLLEGE
NEW 8 CLASSROOM BLOCK AND MULTI PURPOSE HALL

PLANNING APPLICATION SUPPORTING COLOUR VISUALIZATIONS

February 2007
TSP158

the SEAMAN PARTNERSHIP Ltd

Boundstone Community College New 8 Classroom Block and Multi Purpose Hall

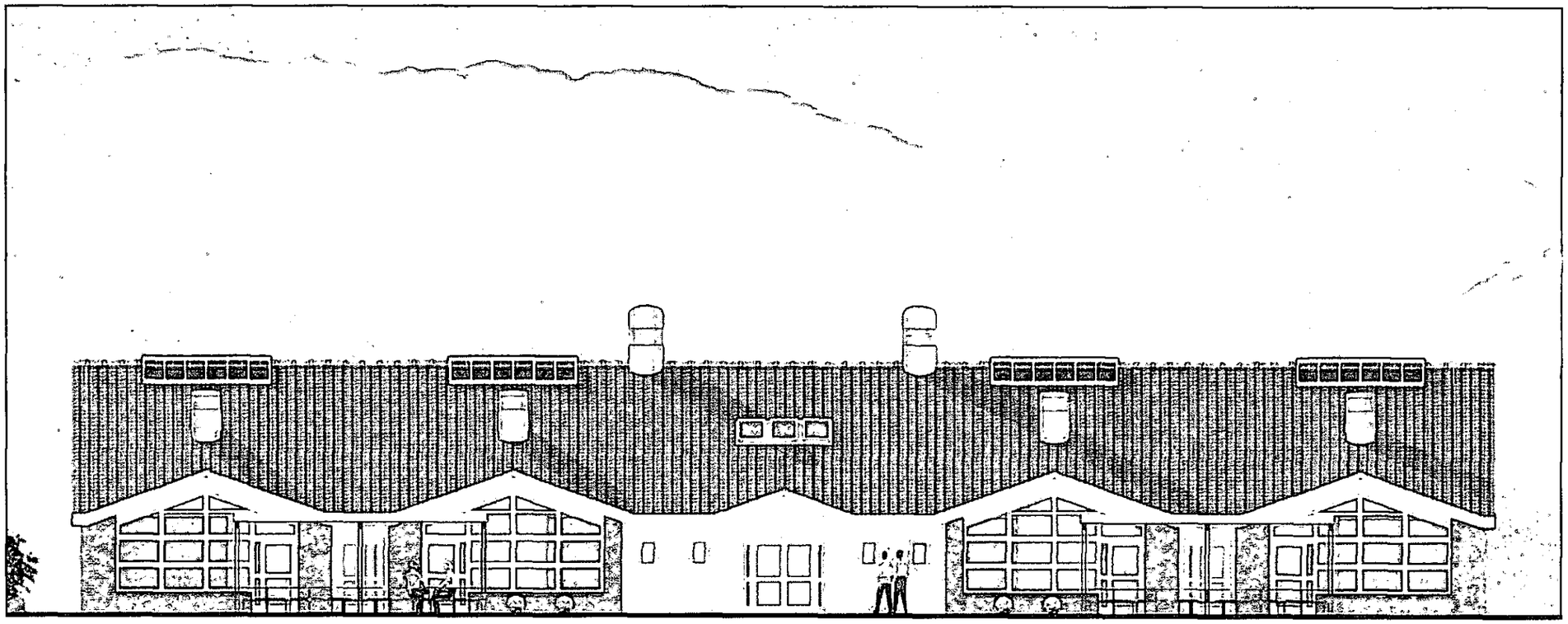


South Elevation

Elevation 1 of 3
FEBRUARY 2007

the SEAMAN PARTNERSHIP Ltd

Boundstone Community College New 8 Classroom Block and Multi Purpose Hall

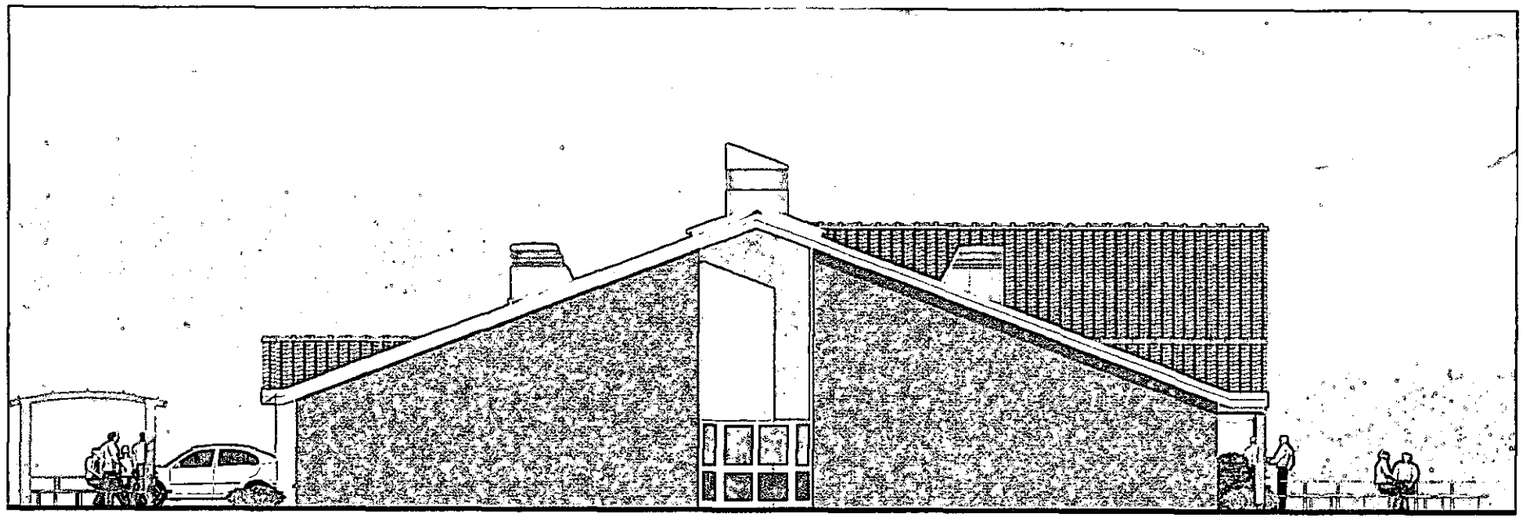


North Elevation

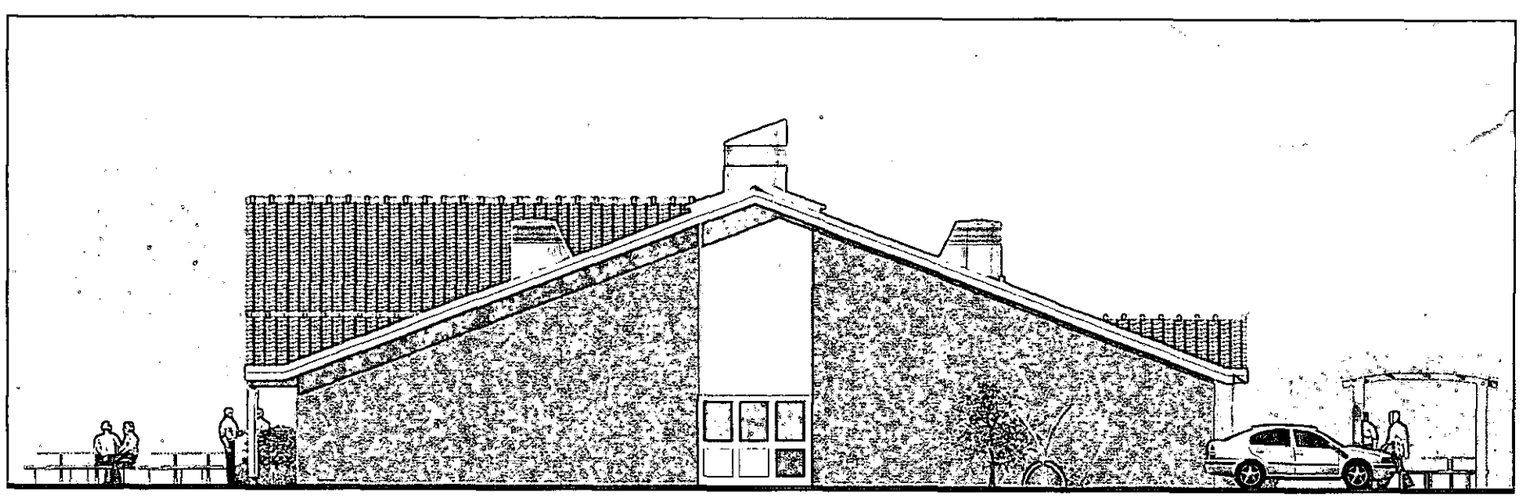
Elevations 2 of 3
FEBRUARY 2007

the SEAMAN PARTNERSHIP Ltd

Boundstone Community College New 8 Classroom Block and Multi Purpose Hall



West Elevation

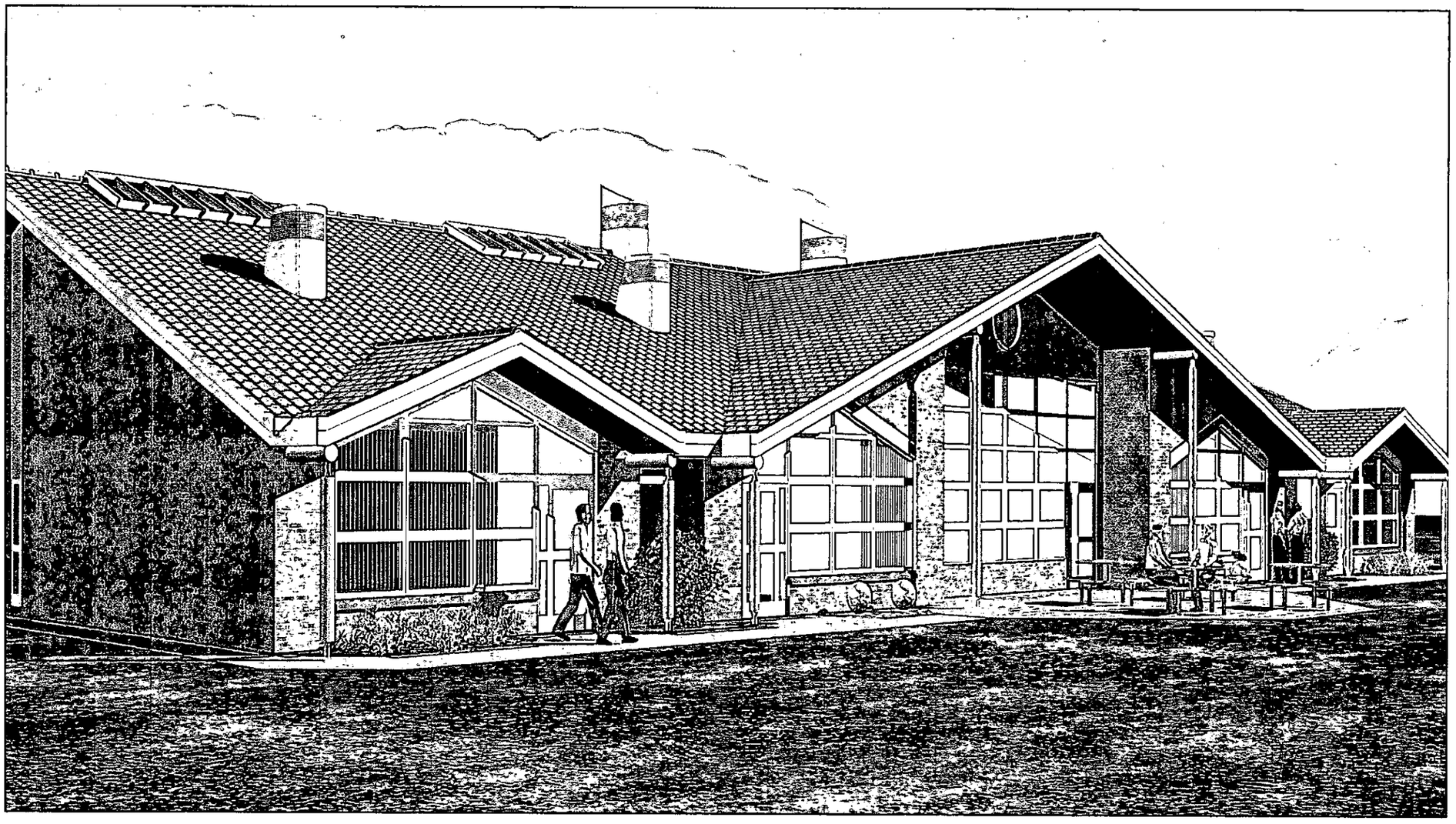


East Elevation

Elevations 3 of 3
FEBRUARY 2007

the SEAMAN PARTNERSHIP Ltd

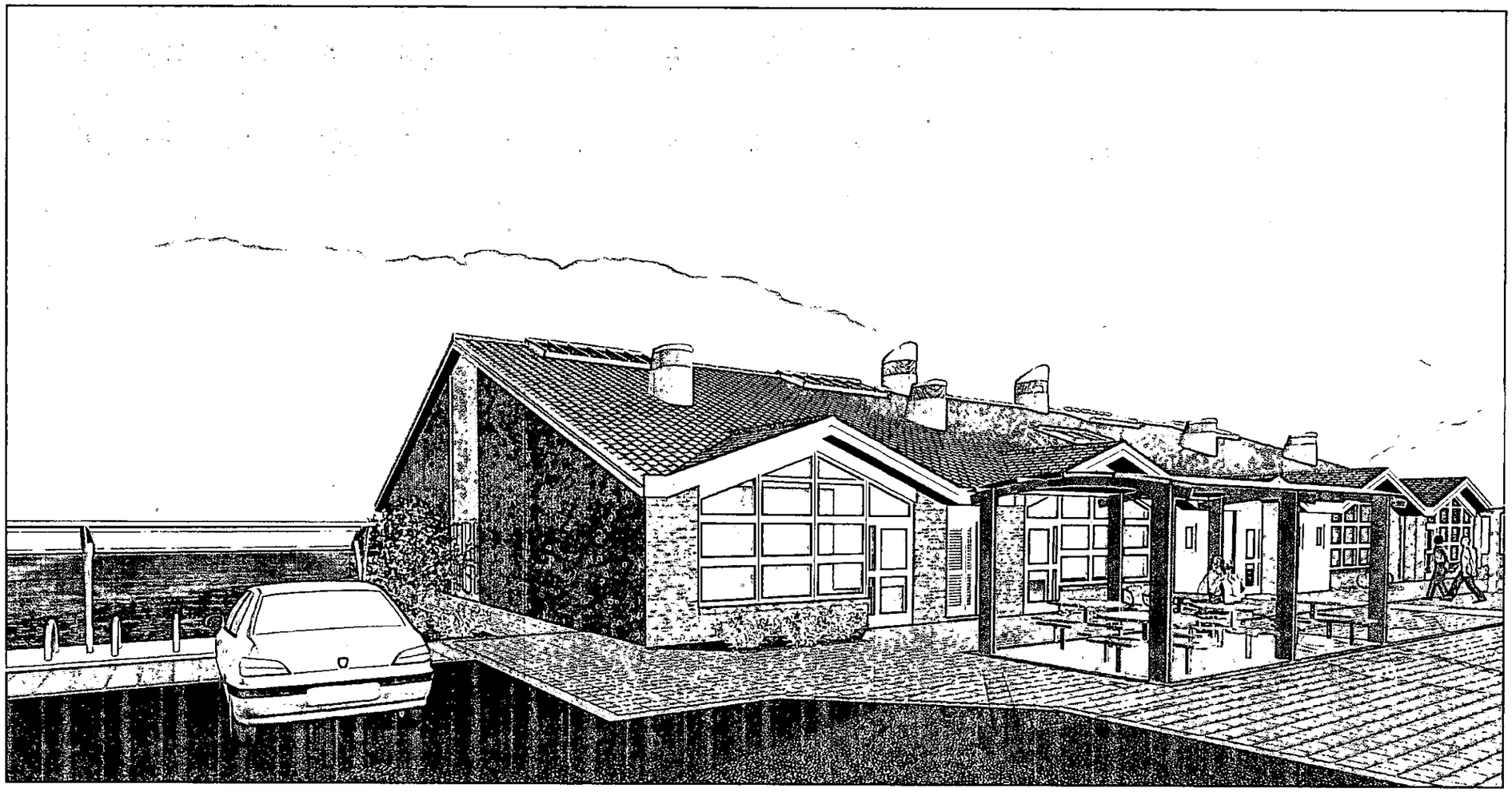
Boundstone Community College New 8 Classroom Block and Multi Purpose Hall



Visualization viewed from the South West
FEBRUARY 2007

the SEAMAN PARTNERSHIP Ltd

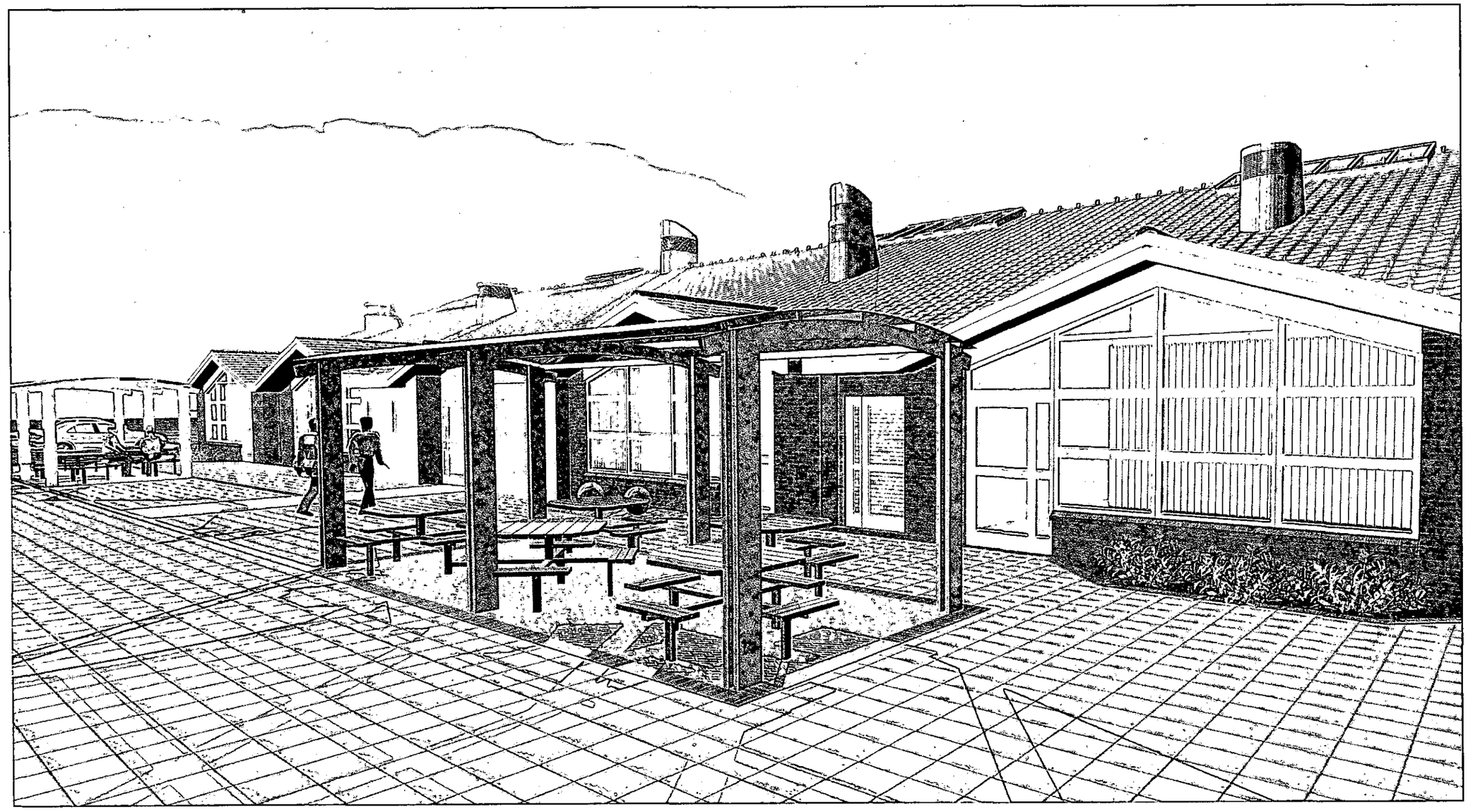
Boundstone Community College New 8 Classroom Block and Multi Purpose Hall



Visualization viewed from the North East
FEBRUARY 2007

the SEAMAN PARTNERSHIP Ltd

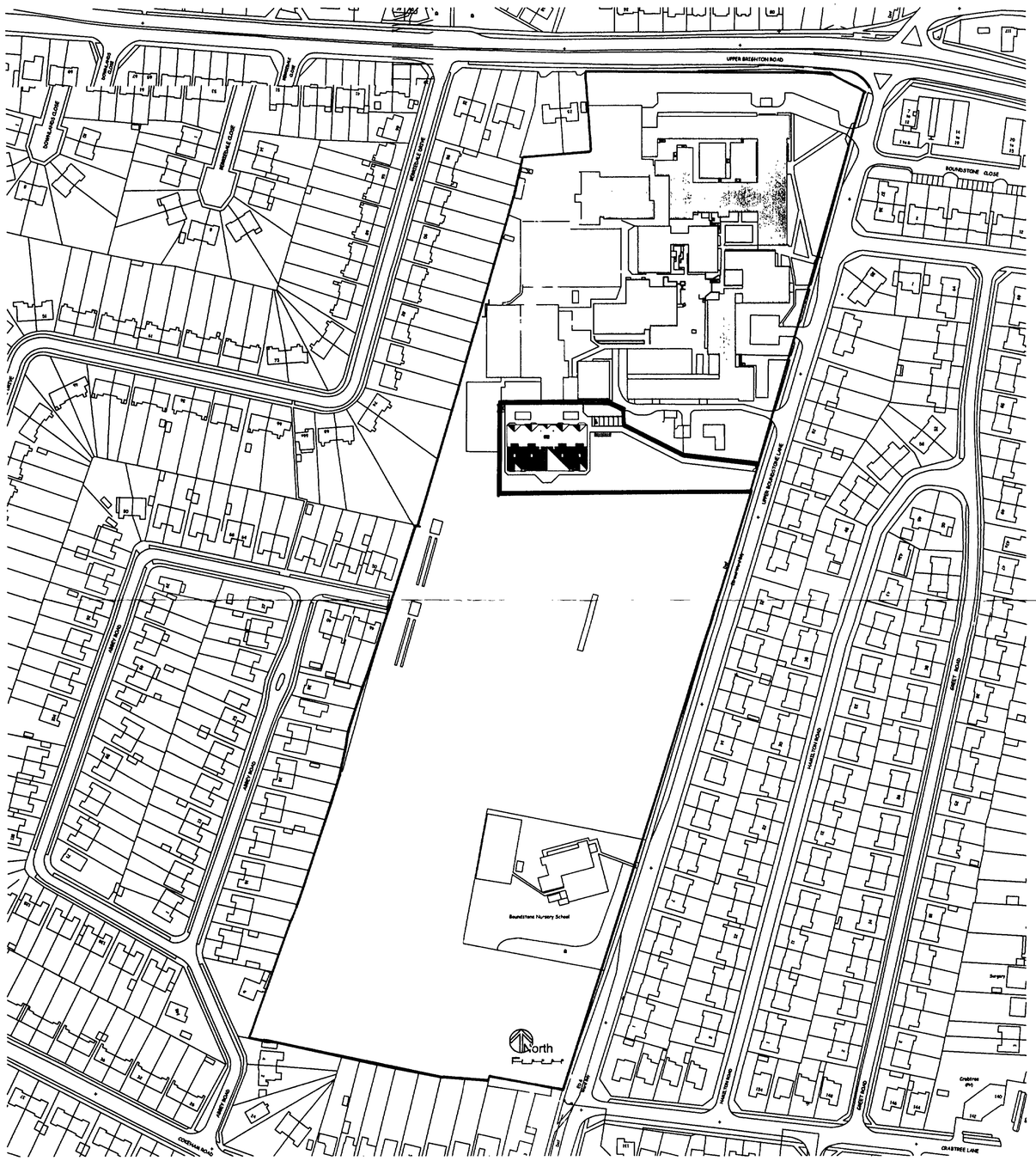
Boundstone Community College New 8 Classroom Block and Multi Purpose Hall



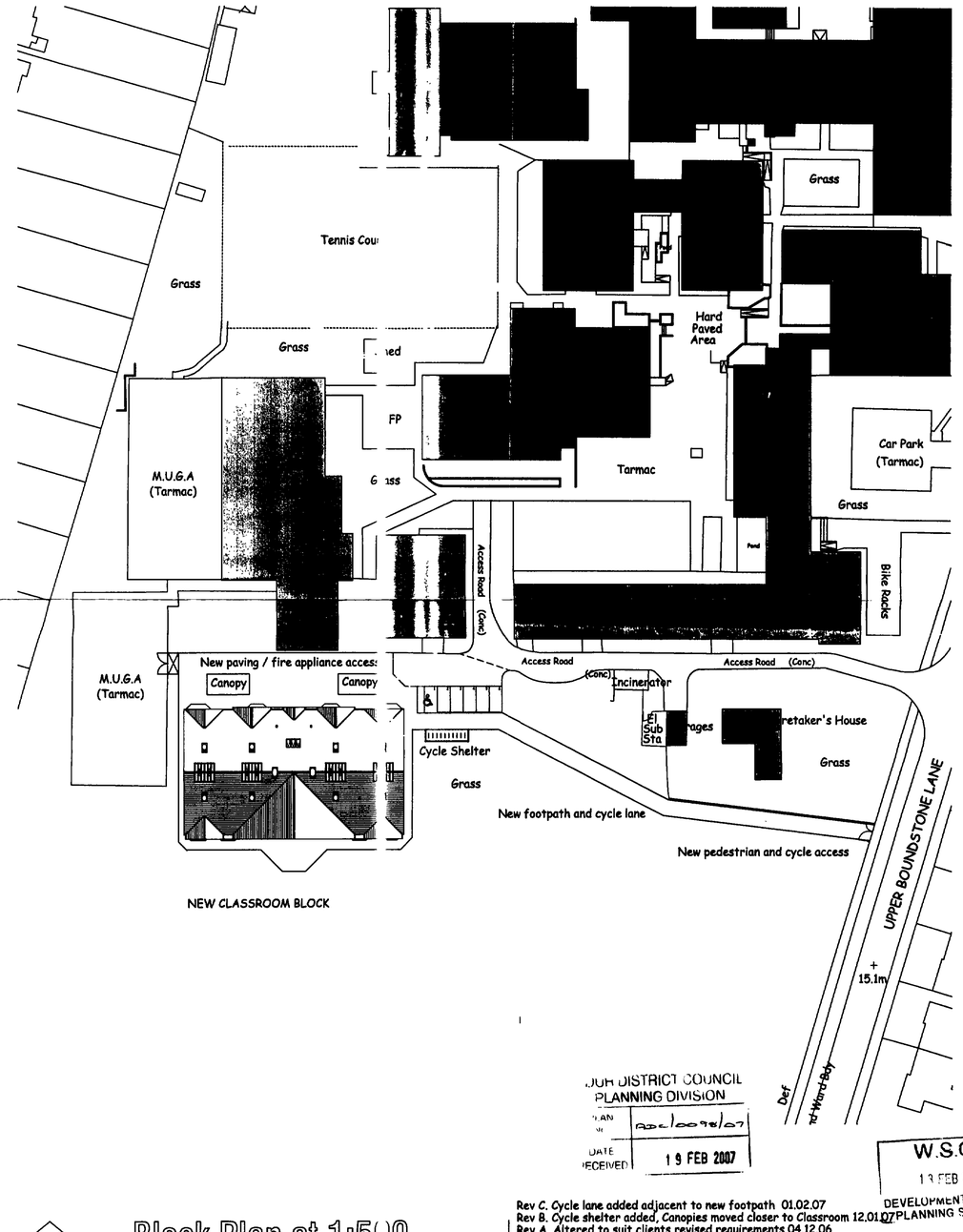
Visualization viewed from the North West
FEBRUARY 2007

the SEAMAN PARTNERSHIP Ltd

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.



Location Plan at 1:1250



Block Plan at 1:5( )

N

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0098/07
DATE RECEIVED 19 FEB 2007

W.S.C.C.
19 FEB 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev C. Cycle lane added adjacent to new footpath 01.02.07
Rev B. Cycle shelter added, Canopies moved closer to Classroom 12.01.07
Rev A. Altered to suit clients revised requirements 04.12.06

LOCATION
AOT Adur
Boundstone Community College

DRAWING
New 8 Classroom Block
Block and Location Plan

Date November 2006 Drawn By SG

-the SEAMAN PARTNERSHIP

UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.

SPORTS HALL
YOUTH WING
CHANGING
TECHNOLOGY WING
TECHNOLOGY WING
Bike Stands
EXISTING TENNIS COURT
The existing road / paving to be removed / replaced is shown dashed
Possible paved cross over and new gates into Tennis Court to enable a Fire Appliance to turn.
Dashed line denotes the extent of new and replaced hard landscaping
Canopy
Canopy
REMOVED CLASSROOM
REMOVED CLASSROOM
Cycle Shelter for 20 Cycles
ELECTRIC SUB STATION
GARAGE
CARETAKERS HOUSE
SHED
SHED
New footpath and cycle lane
Existing hedges retained.
Existing hedge shown dashed to be removed
New footpath and cycle lane
New gates / barriers
Existing hedge and oak tree shown dashed to be removed

1 FEB 2007

W.S.C.C.
1 FEB 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev C. Cycle lane added adjacent to the new footpath 01.02.07
Rev B. Cycle shelter added. Canopies moved closer to Classroom to allow fire appliances to pass 12.01.07
Rev A. Altered to suit clients revised requirements 04.12.06

LOCATION
AOT Adur
Boundstone Community College

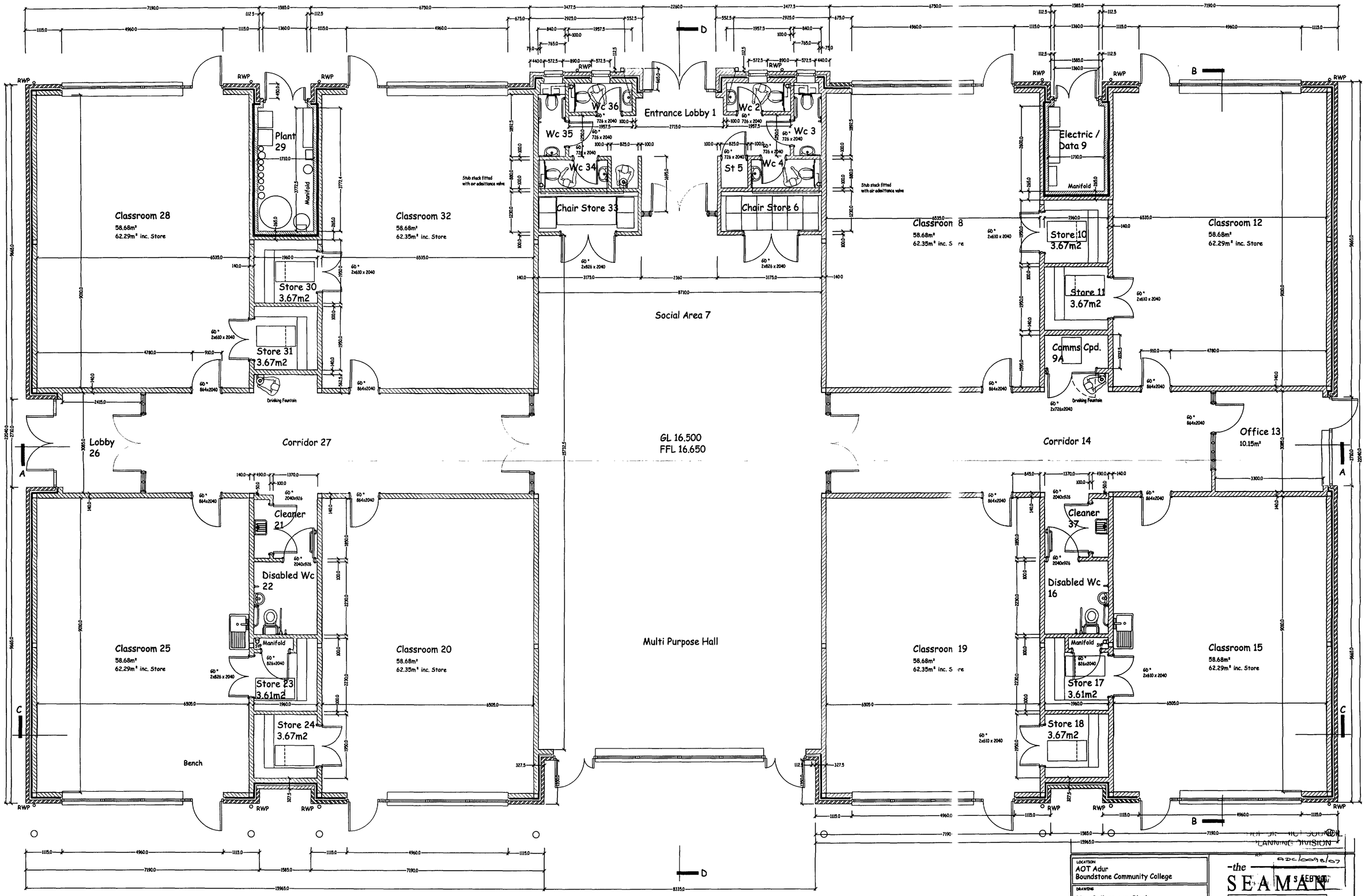
DRAWING
New 8 Classroom Block
Site Plan

Date: November 2006
Drawn By: SG
Scale: 1:200 @ A1
Drawing No: TSP158 / 11 C
Cad File Location:

-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

N

Site Plan



NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.

Ground Floor Plan

Rev B. External door half leaf changed to fixed sidelight.
Data cupboard relocated and Electric intake room reduced in size. 12.01.07
Rev A. Altered to suit clients revised requirements 04.12.06

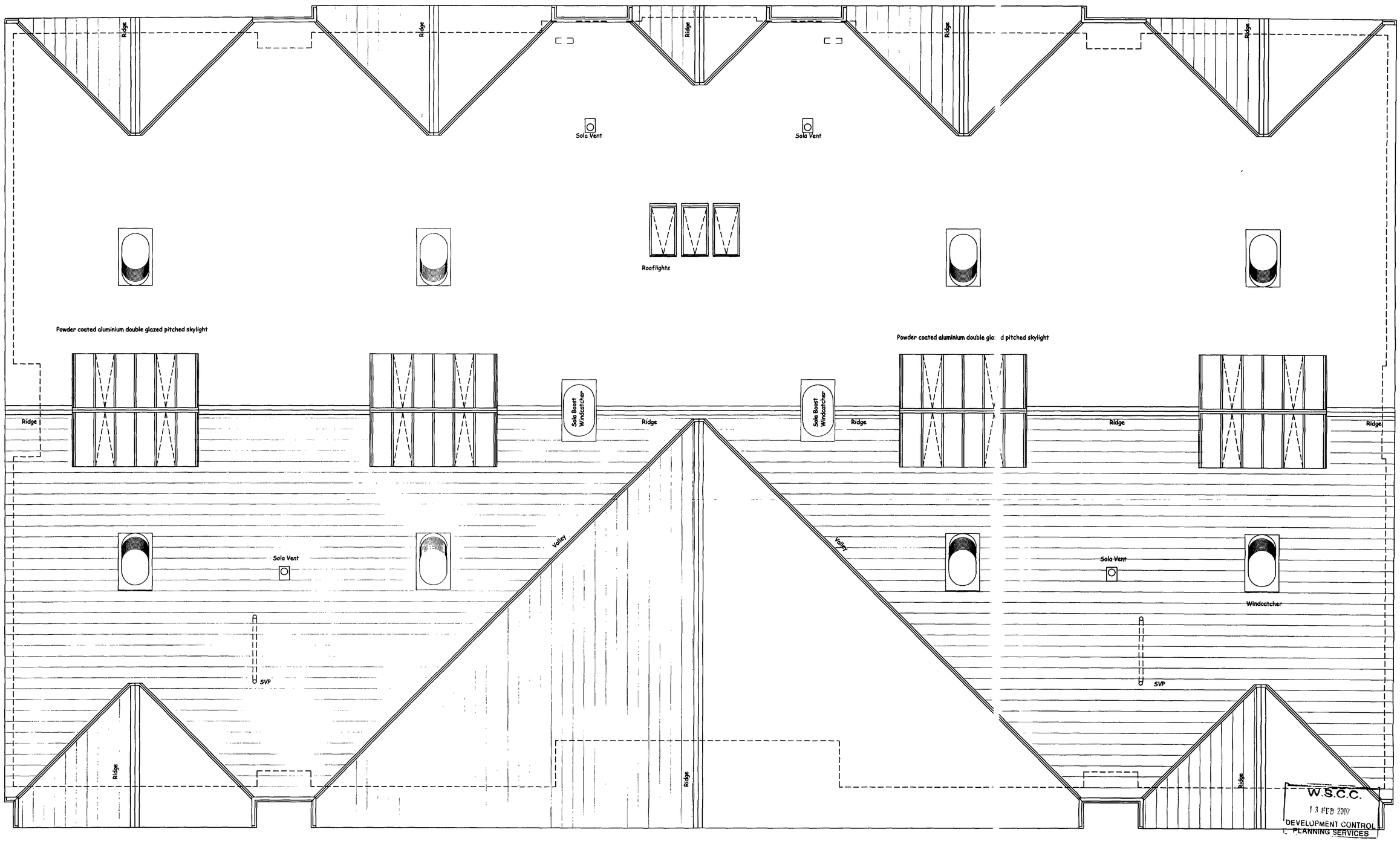
LOCATION
AOT Adur
Boundstone Community College

DRAWING
New 8 Classroom Block
Ground Floor Plan

Date: November 2006
Drawn By: SG
Scale: 1:50 @ A1
Drawing No: TSP158 / 12 B
Cad File Location:

the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

PLANNING DIVISION



W.S.C.C.
13 FEB 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev B Windcatcher terminals sized to Monodraughts proposals. Southern SVP's cranked in ceiling void to be 3 metres away from Sola vents. 12/01/07
Rev A. Altered to suit clients revised requirements 04.12.06

LOCATION
AOT Adur
Boundstone Community College

DRAWING
New 8 Classroom Block
Roof Plan

Date: November 2006 — Drawn By: SG

Scale: 1:50 @ A1

Drawing No: TSP158 / 14 B — Cad File Location:

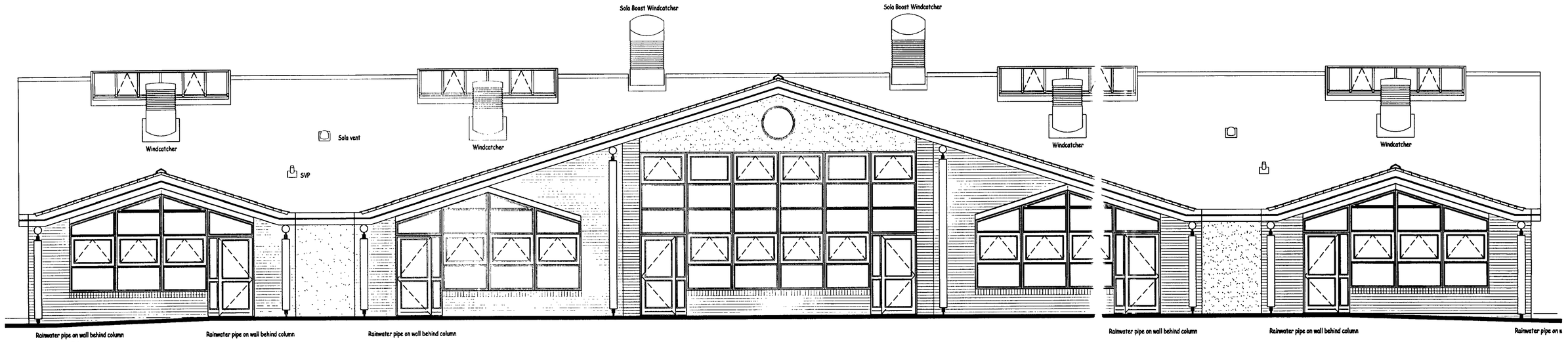
-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

SUBMITTED TO ADUR
PLANNING DIVISION
ADC0098/07
19 FEB 2007

WARM ROOF CONSTRUCTION to achieve a U value not exceeding 0.2 W/m2k.
* La Farge Regent rolled concrete tiles at 17.5 degrees. The concrete angular ridge fittings are to be dry ventilated construction.
* 38x25mm treated sw battens
*TACTRAY roofing system comprising -
*Treated sw counterbattens
* Breather membrane
*Treated sw counterbattens
*Mineral wool insulation
*Vapour control layer
*TACTRAY profiled metal liner
* Supporting roof structure to structural engineers design

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.

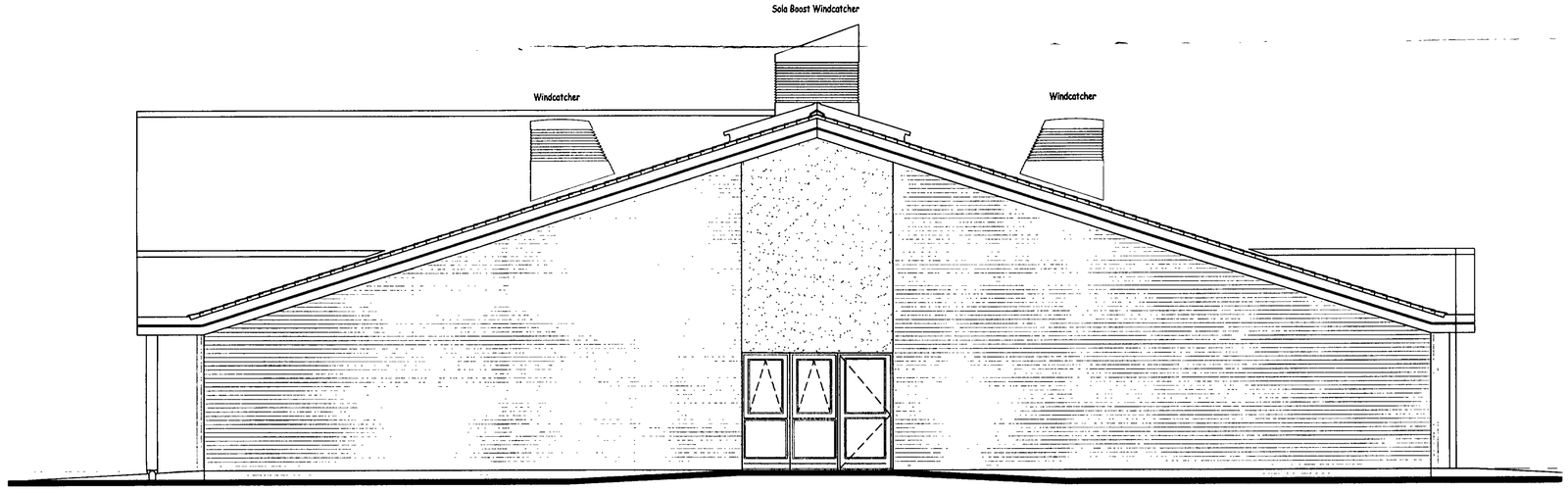


South Elevation

Rendered blockwork to recesses

Rendered blockwork to recesses

Rationel composite powder coated aluminium faced timber windows
Bailey powder coated aluminium I line cladding above windows



East Elevation

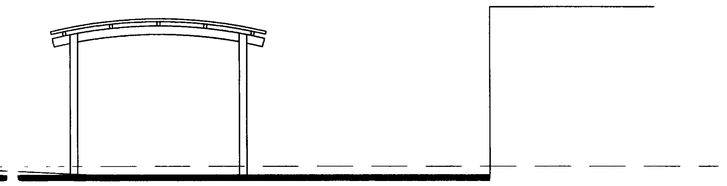
Rendered blockwork.

Concrete rolled tiles at 17.5 degrees.
Concrete angular ridge fittings

Fibreglass windcatchers

Bailey powder coated aluminium barge board and soffit

Timber framed polycarbonate roofed proprietary canopy



W.S.C.C.
13 FEB 2007
PLANNING SERVICES

Rev B Rain water pipes added. West elevation window / door changed. Windcatchers sized to Monodraught details. Half leaf door to Classrooms changed to fixed sidelights. Free standing canopy added.. 12.01.07.
Rev A. Altered to suit clients revised requirements 04.12.06

LOCATION
AOT Adur
Boundstone Community College

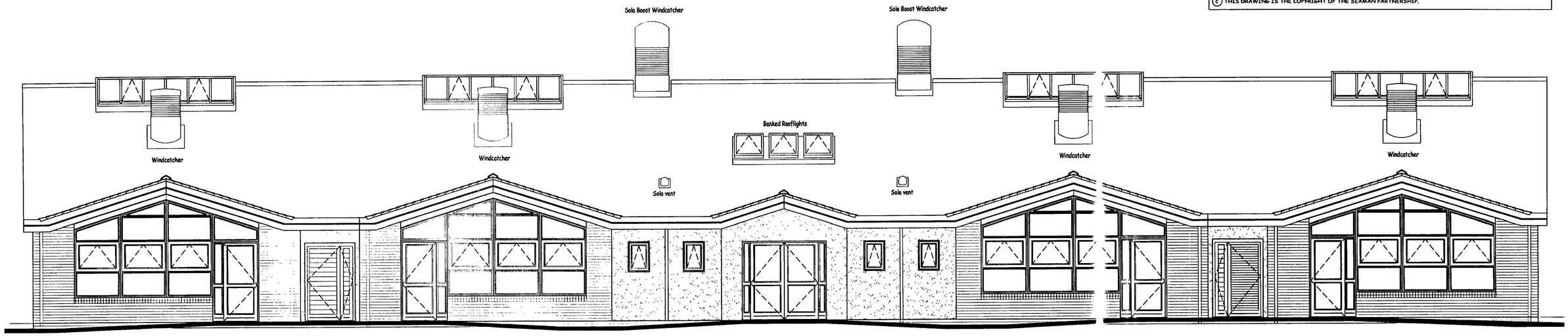
DRAWING
New 8 Classroom Block
Elevations

Date: November 2006
Drawn By: SG
Scale: 1:50 @ A1
Drawing No: TSP158 / 15 B
Cad File Location:

-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

19 FEB

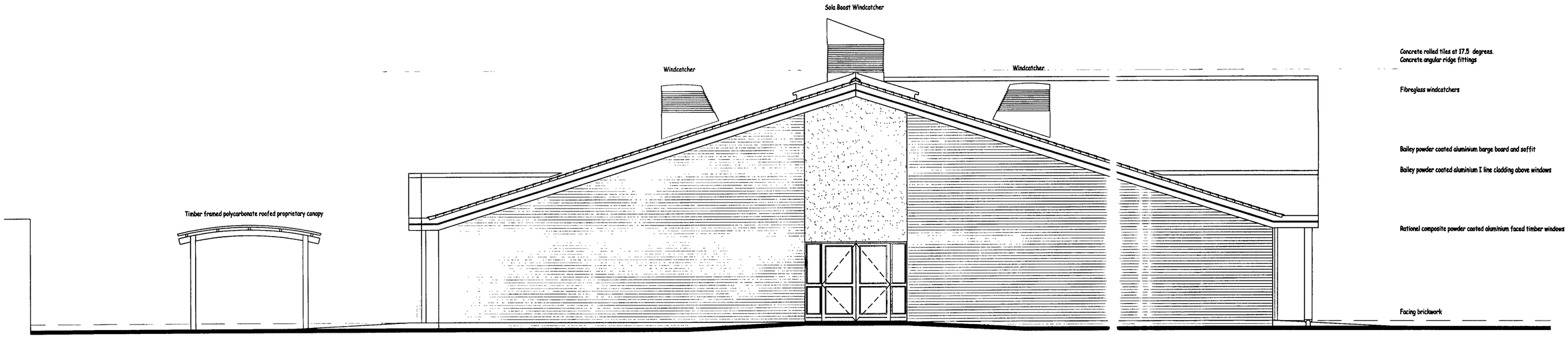
NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.



North Elevation

Rendered blockwork to recesses.
Solid doors to Electric Intake room

Rendered blockwork to recesses.
Louvred doors to Plant Room



West Elevation

Concrete rolled tiles at 17.5 degrees.
Concrete angular ridge fittings

Fibreglass windcatchers

Bailey powder coated aluminium barge board and soffit

Bailey powder coated aluminium I line cladding above windows

Rationel composite powder coated aluminium faced timber windows

Facing brickwork

W.S.C.C.
13 FEB 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev B Rain water pipes added. West elevation window / door changed.. Windcatchers sized to Monodraught details. Half leaf door to Classrooms changed to fixed sidelights. Free standing canopy added.. 12.01.07.
Rev A. Altered to suit clients revised requirements 04.12.06

LOCATION
AOT Adur
Boundstone Community College

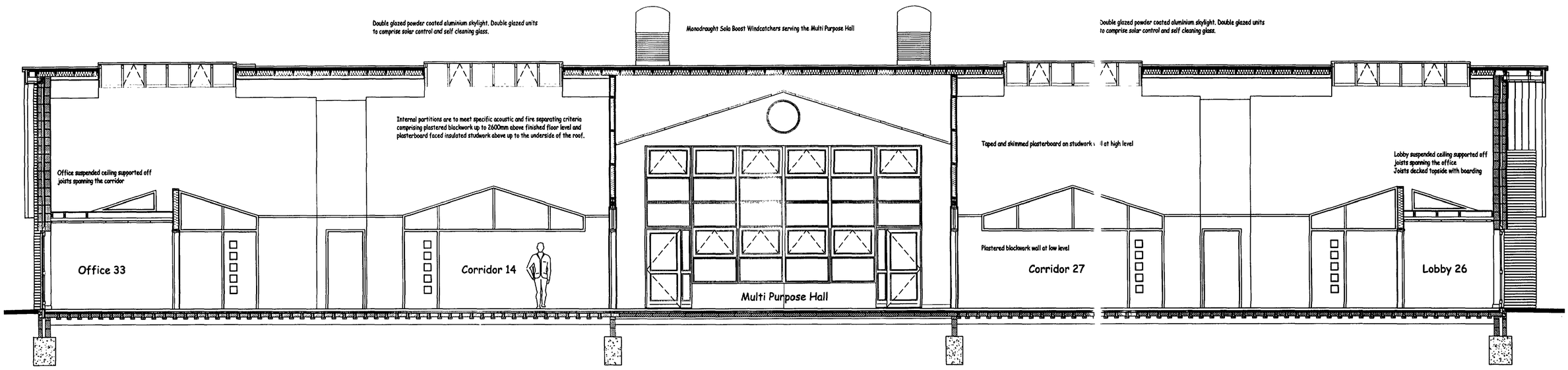
DRAWING
New 8 Classroom Block
Elevations North and West

Date: November 2006
Drawn By: SG
Scale: 1:50 @ A1
Drawing No: TSP158 / 15 - 1 B
Cad File Location:

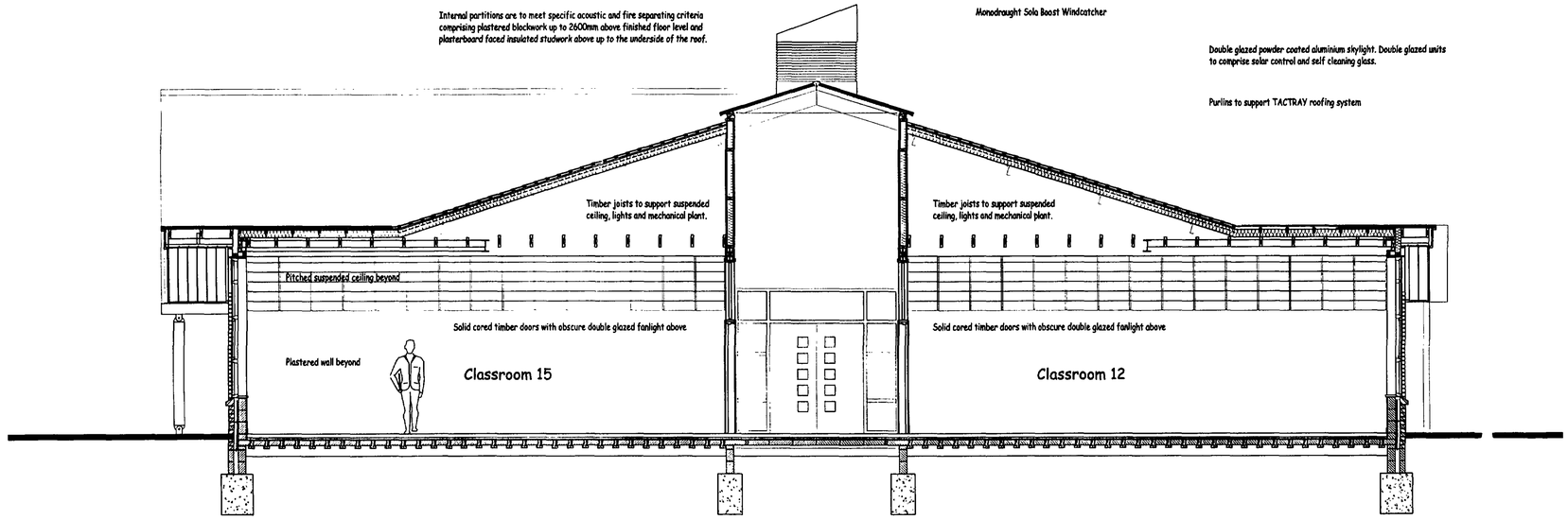
the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

19 FEB 2007

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.



Section A-A East West through central corridor and Multi purpose Hall



Section B-B North South through Classrooms and central corridor.

WARM ROOF CONSTRUCTION to achieve a U value not exceeding 0.2 W/m2k.
* La Farge Regent rolled concrete tiles at 17.5 degrees. The concrete angular ridge fittings are to be dry ventilated construction.
* 38x25mm treated sw battens.
*TACTRAY roofing system comprising -
*Treated sw counterbattens
* Breather membrane
*Treated sw counterbattens
*Mineral wool insulation
*Vapour control layer
*TACTRAY profiled metal liner
* Supporting roof structure to structural engineers design

Bailey powder coated aluminium barge board and soffit

Bailey powder coated aluminium I line cladding above windows

Rationel composite powder coated aluminium faced timber windows

Cavity masonry wall comprising
*Facing brickwork outer skin.
*50mm clear cavity.
*35mm Celotex tiff R GA3035 partial fill cavity batts
140mm Durox Supabloc (3.5kN achieves a 0.28W//M2K U value 7N achieves 0.35W//M2k)

External wall DPC set 150mm above external ground level.

Foundations to structural engineers design

W.S.C.C.
13 FEB 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev B Window cills raised and Hall window reveals increased in width.
Internal walls above 2600mm specified as studwork. 12.01.07
Rev A. Altered to suit clients revised requirements 04.12.06

LOCATION
AOT Adur
Boundstone Community College

DRAWING
New 8 Classroom Block
Sections A-A and B-B

Date: November 2006 | Drawn By: SG
Scale: 1:50 @ A1
Drawing No: TSP158 / 16 B | Cad File Location:

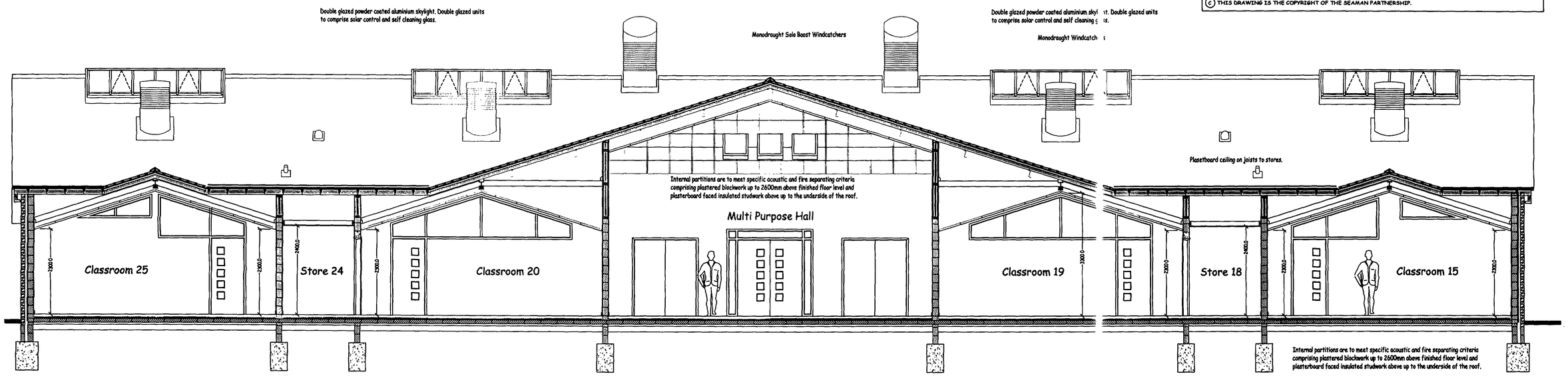
-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

adc009a/07

19 FEB 2007

Sections A and B

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.



Section C-C East West through Classrooms and Multi purpose Hall

WARM ROOF CONSTRUCTION to achieve a U value not exceeding 0.2 W/m2k.
* La Farge Regent rolled concrete tiles at 17.5 degrees. The concrete angular ridge fittings are to be dry ventilated construction.
* 38x25mm treated sw battens.
*TACTRAY roofing system comprising -
*Treated sw counterbattens
* Breather membrane
*Treated sw counterbattens
*Mineral wool insulation
*Vapour control layer
*TACTRAY profiled metal liner
* Supporting roof structure to structural engineers design

Bailey powder coated aluminium barge board and soffit

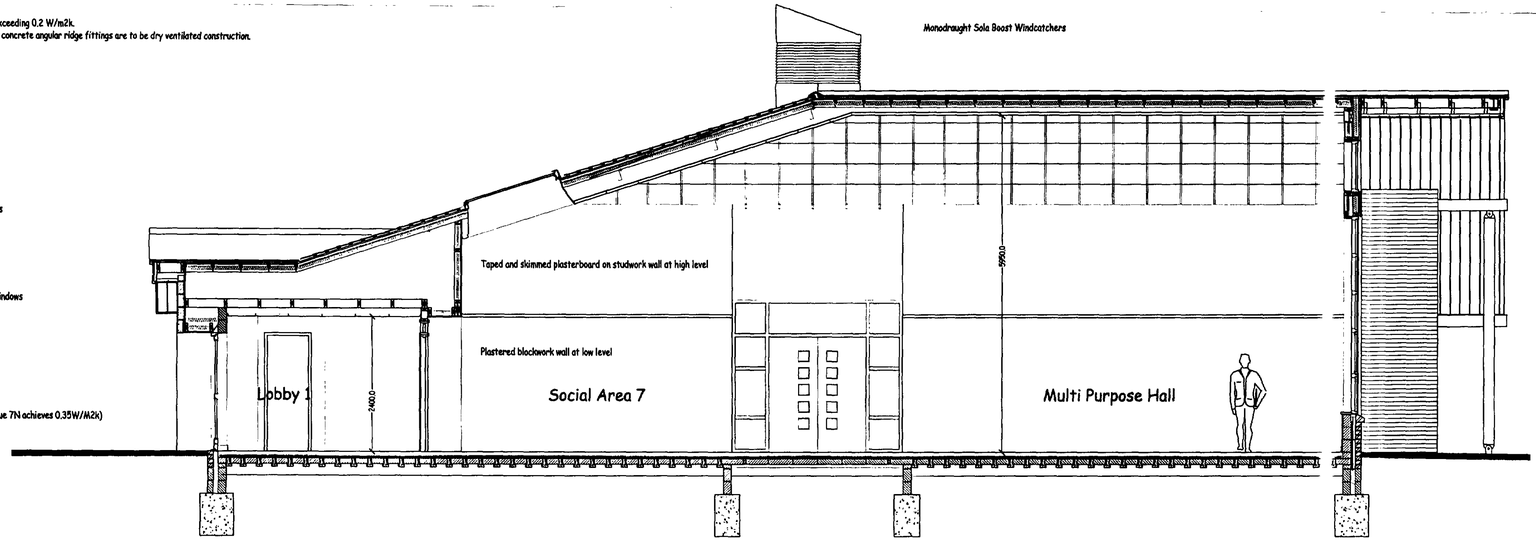
Bailey powder coated aluminium I line cladding above windows

Rationel composite powder coated aluminium faced timber windows

Cavity masonry wall comprising
*Facing brickwork outer skin.
*50mm clear cavity.
*35mm Celotex tiff R GA3035 partial fill cavity batts
140mm Durox Supabloc (3.5kN achieves a 0.28W/M2K U value 7N achieves 0.35W/M2k)

External wall DPC set 150mm above external ground level.

Foundations to structural engineers design



Section D-D North South through Multi purpose Hall and Main Entrance.

Bailey powder coated aluminium barge board and soffit

Bailey powder coated aluminium I line cladding above windows

Steel purlin and posts to support projected canopy

Rationel composite powder coated aluminium faced timber windows

GROUND FLOOR CONSTRUCTION-CORE
to achieve a min. U value of 0.25 W/m²K
*75mm sand and cement screed with anti crack mesh containing underfloor heating pipes.
*1000 guage isolation layer.
*50mm Celotex tuff R 3000 insulation batts.
*1200 guage polythene DPM.
*Beam and block flooring system to specialist design.
*150mm minimum cross ventilated void.
*Oversite

W.S.C.C.
19 FEB 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev B Window cills raised and Hall window reveals increased in width.
Internal walls above 2600mm specified as studwork. 12.01.07
Rev A. Altered to suit clients revised requirements 04.12.06

LOCATION
AOT Adur
Boundstone Community College

DRAWING
New 8 Classroom Block
Sections C-C and D-D

Date: November 2006 | Drawn By: SG
Scale: 1:50 @ A1
Drawing No: TSP158 / 17 B | Cad File Location:

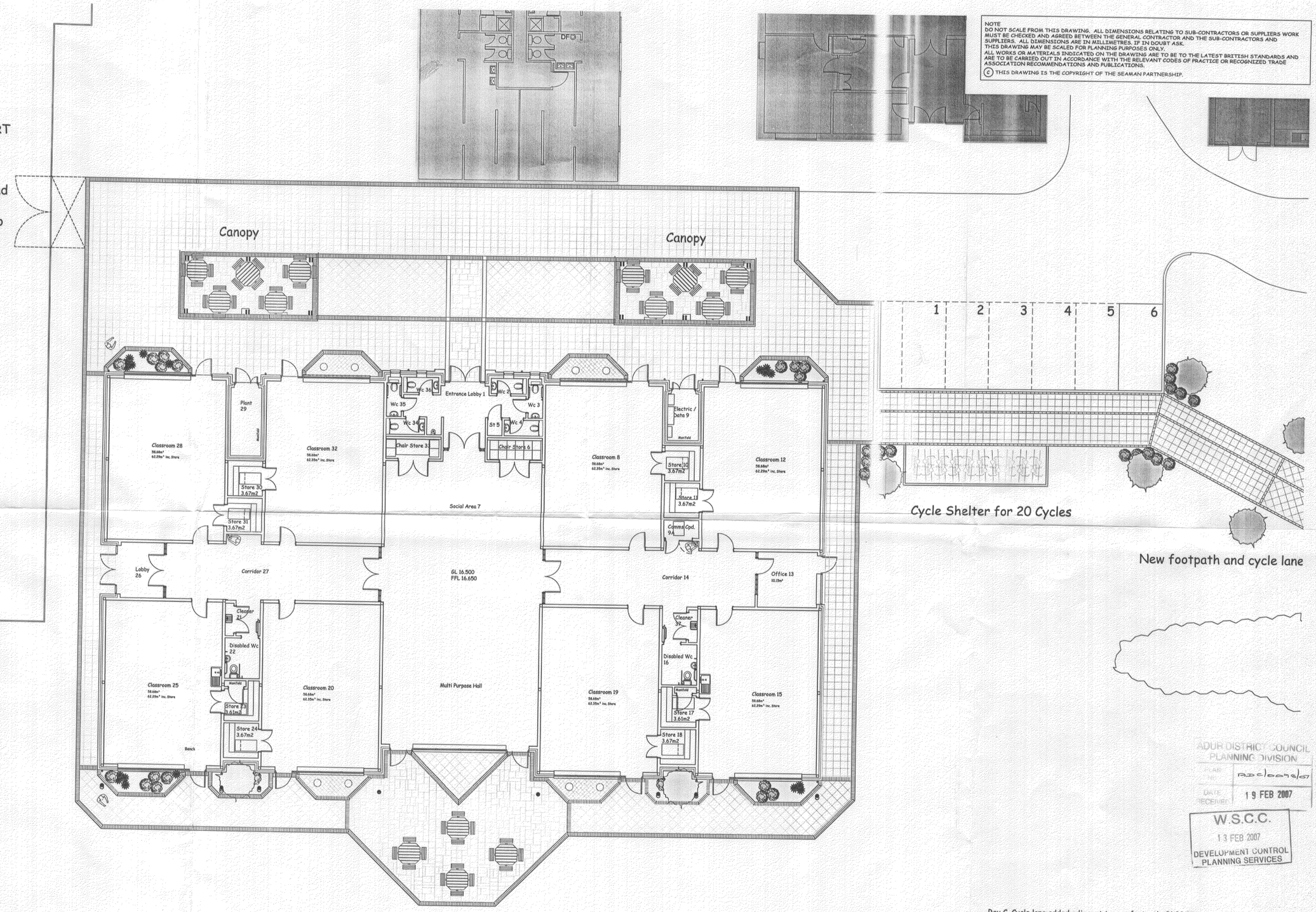
-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

Sections C and D

EXISTING TENNIS COURT

Possible paved cross over and new gates into Tennis Court to enable a Fire Appliance to turn.

Existing hedge and oak tree shown dashed to be removed



NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF THE SEAMAN PARTNERSHIP.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0098/07
DATE RECEIVED 19 FEB 2007
W.S.C.C.
13 FEB 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev C. Cycle lane added adjacent to new footpath 01.02.07
Rev B Cycle shelter and single leaf doors to Classrooms added. Canopies relocated to allow a fire appliance to pass 12.01.07
Rev A. Altered to suit clients revised requirements 04.12.06

LOCATION
AOT Adur
Boundstone Community College

DRAWING
New 8 Classroom Block
Landscape Plan

Date: November 2006
Drawn By: SG
Scale: 1:100 @ A1
Drawing No: TSP158 / 18 C
Cad File Location:

-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
WEST SUSSEX
PO20 7BX
TELEPHONE 01243 514131
FACSIMILE 01243 511488
E MAIL
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

Landscape Plan