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 Ad0378/07
Date Received 22/06/07
Fee 0

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
ERECTION OF A FREESTANDING CANOPY AS PART OF AN ENCLOSED COURTYARD REFURBISHMENT.

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.....

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Ad0378/07
DATE RECEIVED 22/06/07

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 0.041 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? N/A.

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 N/A. Other N/A.

16. MATERIALS

Please state the materials to be used for:-

External Walls LAMINATED TIMBER

Colour STRUCTURE / FRAME

Roofing WHITE FIRE RETARDANT

Colour PVC.

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? N/A YES/~~NO~~

18. PLANS AND DOCUMENTS ENCLOSED

List of plans and drawings submitted TSP158/103B, 104, 105, WSCC 0543 BOUNDSTO.CC. SHAW COLEGATE 11500 TOPO ELEV SURVEY

- 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.....

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 [signature] Date 14.6.07

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

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, OFF BOUNDSTONE LANE, SOMPTING, LANCING BN15 9QZ.

Please complete the following table for this establishment.

Information Required	Existing as at, Date 25 MAY 2007.	Proposed or expected on completion of the development Date 31 AUGUST 2007.
2. Total number of pupils/students on roll	1031	1031
3. Total number of classrooms	81	81
4. Total number of teachers	72.5 FULL TIME EQUIVALENTS.	72.5.
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?
EXISTING COURTYARD .....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 14.6.07

~~County Secretary~~ Director for CYPS

on behalf of the .....Committee

of West Sussex County Council

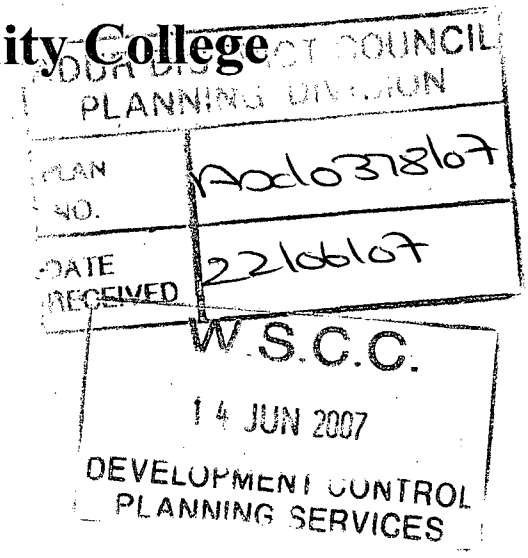
Design & Access Statement

For a

Proposed Courtyard including Canopy

@

Boundstone Community College



west sussex county council

the SEAMAN PARTNERSHIP

TSP158

Design & Access Statement for Proposed Courtyard including Canopy @ Boundstone Community College

❖ Introduction:-

The Boundstone Community College project is part of the overall Adur Age of Transfer strategy. In line with current national strategy & guidelines it has been agreed to merge infant & junior schools & change the age at which pupils transfer to secondary schools from 12 to 11 from September 2008.

In order to achieve this various works are required. At Boundstone the largest of these is the new eight classroom block to the south of the school which has already been consented (reference application no. ADC/98/075). There are however other parts to the project. These include the conversion of four language classrooms to create two additional art studios, the external appearance of the building will not change. Improvements to the vertical & horizontal circulation by the adaptation of two staircases and the introduction of a new first floor corridor. The two Classrooms affected by the corridor construction will be refurbishment. Finally to enhance the courtyard opposite the main students entrance to give a better "first impression" of the school on arrival and by the introduction of the proposed large canopy provide much needed additional dining / recreation space.

❖ Context:-

The courtyard is to the north of the school campus. To the north & west are single storey Science Laboratories, which have floors raised up from the general courtyard level by about 1m. To the south is the school hall with a flat roof circa 5.5m above courtyard level & finally to the east is the 1960's 3 storey teaching block with a flat roof circa 10m above courtyard level. The courtyard is not visible from anywhere outside of the school.

❖ Amount:-

The courtyard is approximately 17.5m wide x 22.5m long & totals circa 400m^2. This is to be enhanced predominantly by hard landscaping plus a few planting borders, seating & the large canopy providing covered seating for dining & shaded informal recreational areas.

❖ Layout:-

Layout is largely determined by existing pedestrian movement. The most significant of which is from the main internal circulation route fed by the main student entrance, diagonally across the courtyard to the footway by the Science Laboratories. The canopy is placed centrally to maximise potential dining / recreation seating.

❖ Scale:-

Overall the enhancement to the courtyard is of the same scale as existing. The major new element is the canopy which has a maximum height of circa 3.5m &

curves down to the eaves at a height of 2.4m. This eaves height has been specifically requested by the school to minimise the possibility of students climb or hanging from the canopy.

- Landscaping:-

The site layout shows the proposals for both hard & soft landscaping. We are happy to accept a condition regarding materials and the planting proposed.

- Appearance:-

We have included a photograph of a very similar canopy & the materials as stated on the drawing will be laminated timber frame with a white fire retardant flexible pvc canopy.

- Access:-

The major pedestrian route from the main circulation area into the courtyard has an existing platform and step. We are proposing this is removed and an ambulant disabled ramped access with flush a threshold for wheelchair users is incorporated. A flush threshold and ramp form the Hall into the courtyard will be maintained formed in new finishes to match the rest of the refurbishment. The existing steps up to the raised pedestrian route by the science laboratories are to be replaced with steps and balustrades suitable for ambulant disabled users. The difference in level has prohibited replacement with a ramp. Both the school & WSCC were consulted regarding these proposals & both felt this was an acceptable approach.

SUPPORTING STATEMENT FOR THE ERECTION OF A FREE STANDING CANOPY AS PART OF A REFURBISHMENT OF AN EXISTING ENCLOSED COURTYARD AT BOUNDSTONE COMMUNITY COLLEGE, LANCING, WEST SUSSEX.

The current pattern of schooling in most of Adur District is of separate first and middle schools with the majority of children moving to secondary school at the age of 12. The number of children at primary schools in Adur has been falling with over 700 fewer children in primary schools now compared with the numbers over five years ago.

Following extensive consultation and the decision of the Schools Organisation Committee in September 2006 the age at which pupils transfer to secondary school will be changed from 12 to 11 years old in September 2008.

In order to achieve this, extensions to buildings and adaptations are required at a number of schools in Shoreham and Lancing.

As part of these proposals Boundstone Community College will need to cater for about an extra 240 pupils and additional accommodation together with other improvements are required to meet this increase in the pupil roll.

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

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PLAN
Acc 0378/07
DATE
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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:-

i) 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.
ii) To increase the areas for catering, serving & dining to accommodate the increase in student number.
iii) To improve existing horizontal & vertical circulation routes.
iv) To refurbish the existing Sports Hall & provide new Changing Rooms, Gymnasium, Fitness Studio & Multi-Purpose Space similar to the provision at Downlands School, Hassocks.
v) To provide an additional Drama Studio & Arts/Dance Studio.
vi) To provide a new synthetic turf pitch in association with an analysis of the hard play areas & grass pitch provision generally.
vii) To provide a central area for adult education.

The aim of this courtyard refurbishment and canopy installation is to meet the requirements for item ii

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14 JUN 2007
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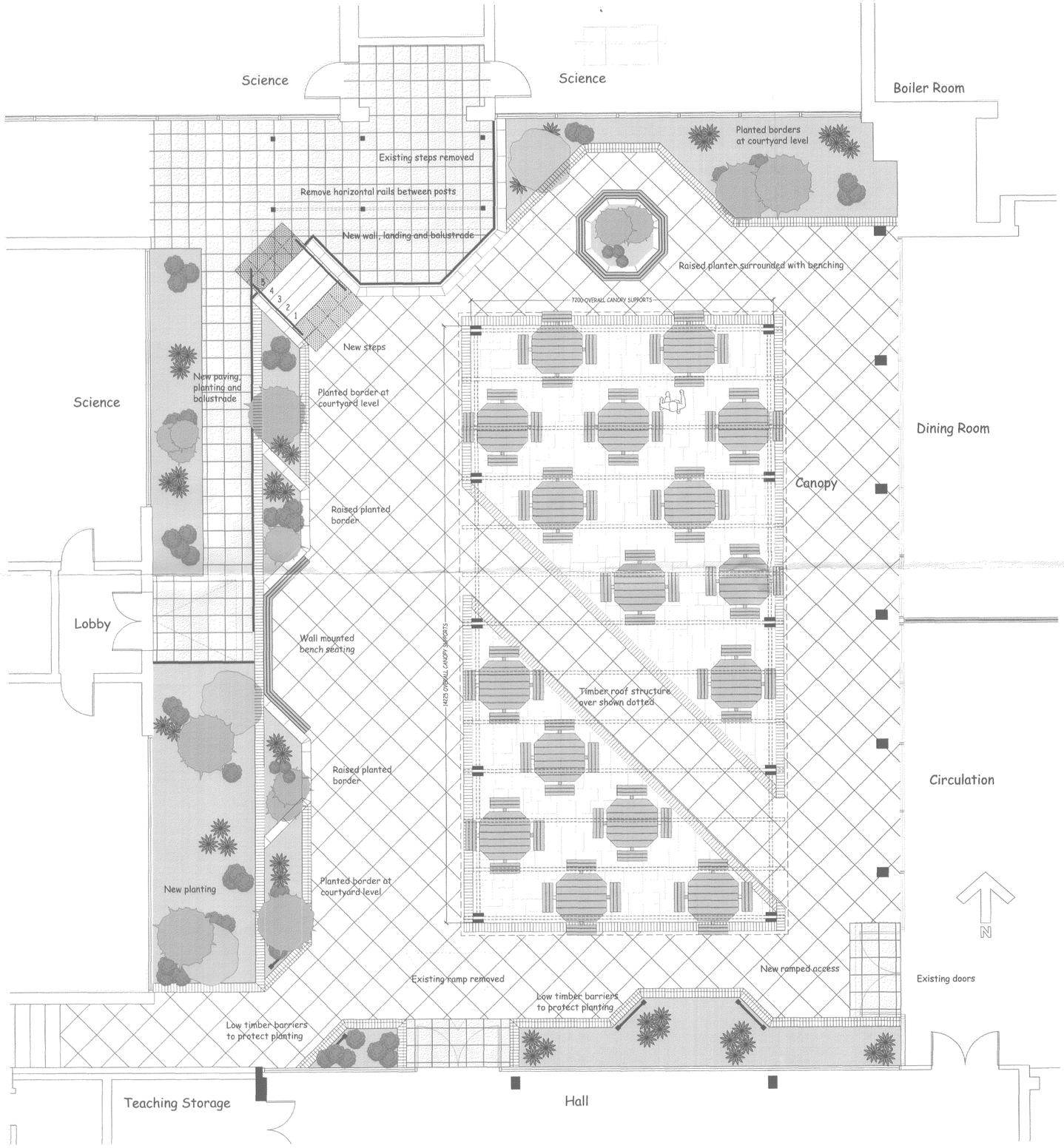

Courtyard Plan 1:50

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.
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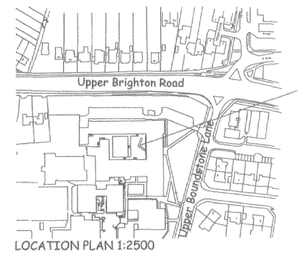
IMAGE OF A CANOPY INSTALLED ELSEWHERE OF THE SAME STYLE AS PROPOSED FOR THE SCHOOL COURTYARD



LOCATION PLAN 1:2500

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PLANNING APPLICATION
PLAN NO. AA/0518/07
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Rev B Elevation removed. 23.15.07
Rev A Location Plan and Elevations added. 17.04.07

LOCATION
AOT Adur
Boundstone Community College

DRAWING
Courtyard Proposals including new canopy

Date: April 2007 | Drawn By: SG
Scale: 1:50 @ A1
Drawing No: TSP158 / 103 B | Cad File Location:

-the SEAMAN
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

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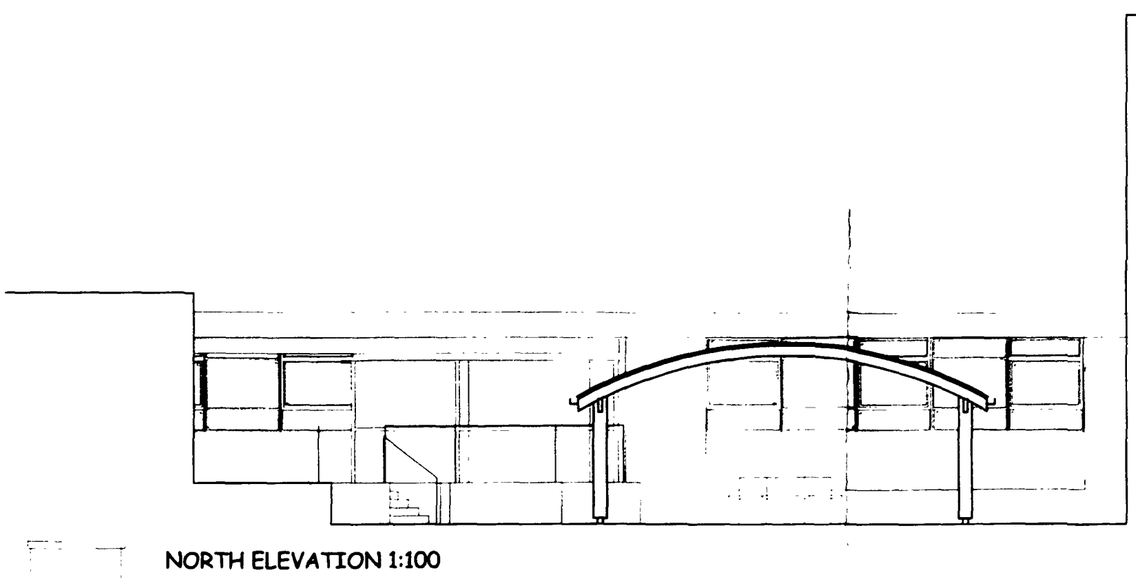
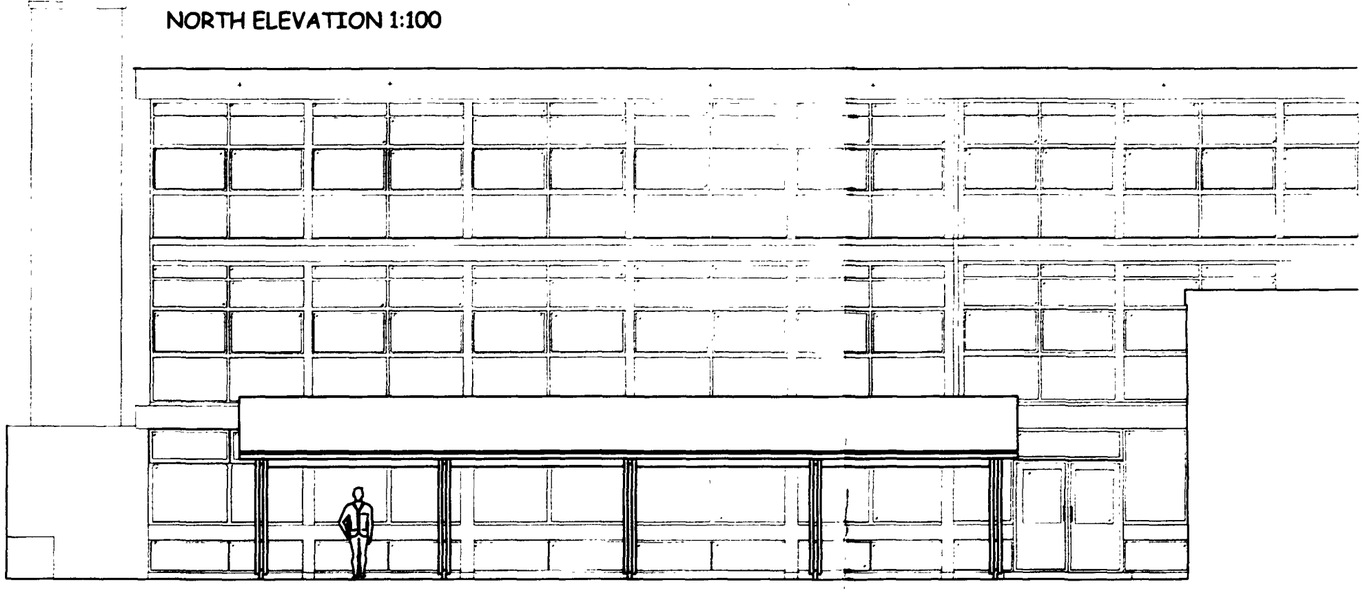
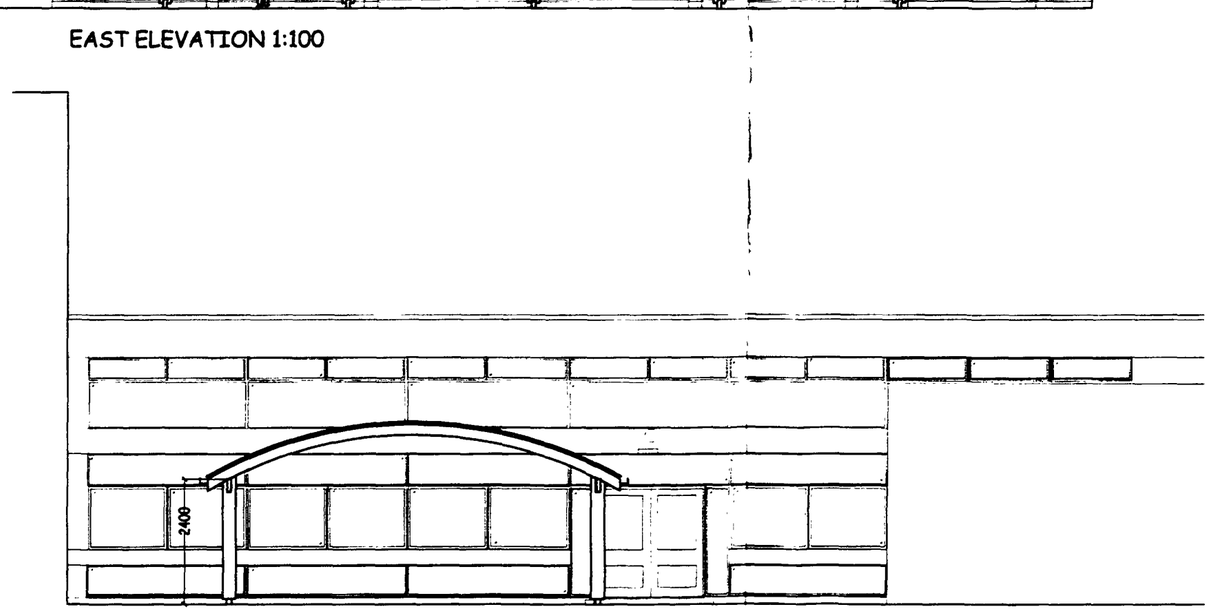


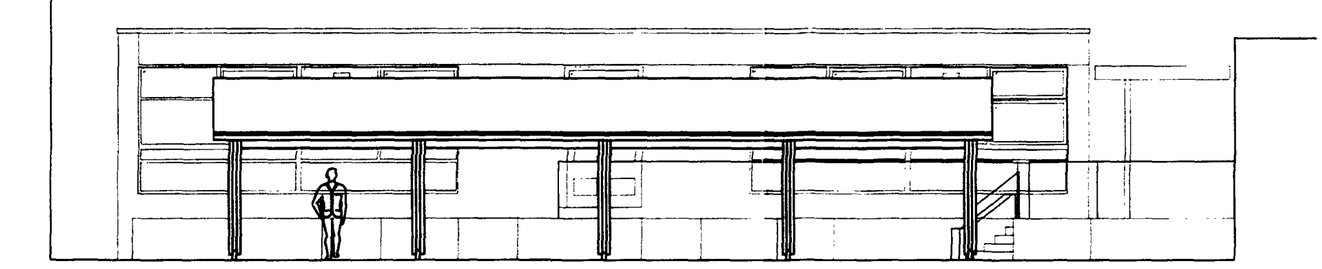
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

Fordingbridge specialist structures, or similar and approved, laminated timber framed canopy supported on galvanised steel shoes. The roof covering will be a white fire retardant flexible pvc .

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LOCATION
AOT Adur
Boundstone Community College

DRAWING
Courtyard Canopy Elevations

Date: May 2007
Drawn By: SG
Scale: 100 @ A1
Drawing No: TSP158 / 105
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

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UPPER BRIGHTON ROAD
COURTYARD
BOUNDSTONE CLOSE
GROVER AVENUE
BERRIEDALE CLOSE
BERRIEDALE DRIVE
DOWNS MEAD
NELSO
UPPER BOUNDSTONE LANE
GREET ROAD
HAMILTON ROAD
ABBEY ROAD
COKEHAM ROAD
CRABTREE LANE
PRATTON AVENUE

Proposed New 8 Classroom Block

Sports Pitches

Boundstone Nursery School

N

Site Location Plan at 1:1250

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LOCATION
AOT Adur
Boundstone Community College

DRAWING
Courtyard refurbishment including freestanding canopy
Site Location Plan

Date: May 2007 | Drawn By: SG
Scale: 1250 @ A2
Drawing No: TSP158 / 104 | Cad File Location:

-the SEAMAN PARTNERSHIP
UNIT 2
MARTINS BARN
BIRDHAM ROAD
CHICHESTER
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PO20 7BX
TELEPHONE 01243 514131
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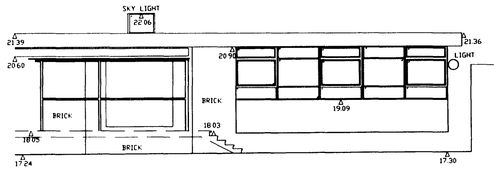
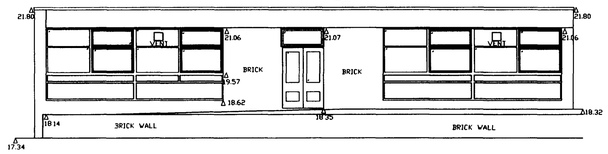
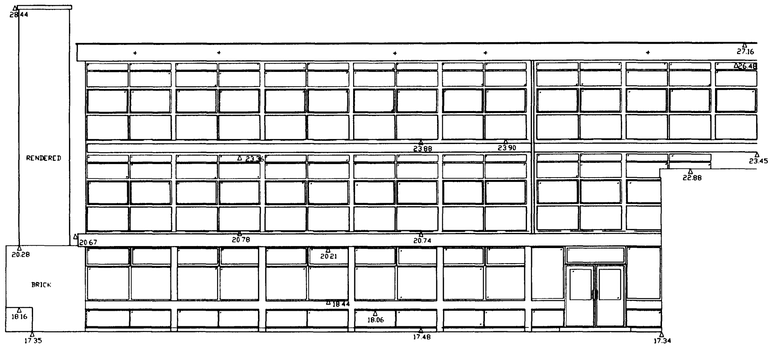


NORTH ELEVATION

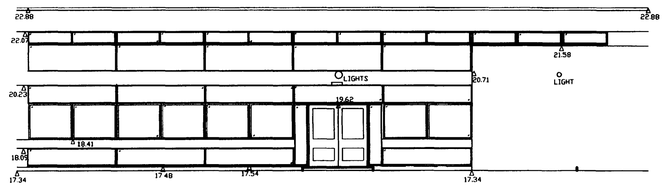


WEST ELEVATION

15.00M DATUM

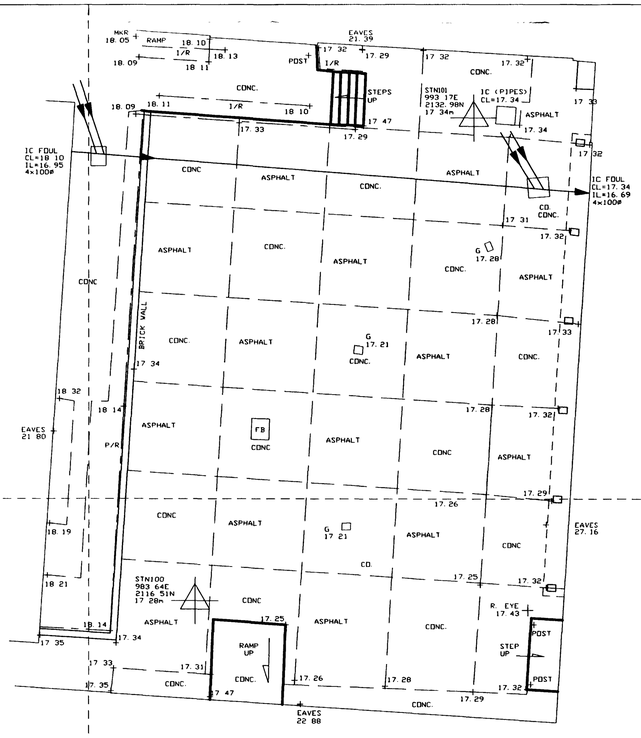


EAST ELEVATION



SOUTH ELEVATION

15.00M DATUM



2120 N

960.00 E

980.00 E

1000 E

NOTES :

ALL LEVELS RELATIVE TO O.S. DATUM
OSBM USED : NW CORNER NO.17 UPPER BOUNDSTONE LANE
VALUE : 15.29m

ARBITRARY GRID USED
NORTH POINT IS INDICATIVE ONLY

WHILE ALL POSSIBLE EFFORT HAS BEEN MADE TO IDENTIFY SERVICES, WE ARE UNABLE TO DETAIL COVERS BURIED OR OBSCURED AT THE TIME OF SURVEY.

ALL LEVELS AND DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

KEY :

BB	- BELISHA BEACON	MKR	- MARKER
BIN	- LITTER BIN	OHW	- OVERHEAD WIRE
BL	- BED LEVEL	O/H	- OVERHEAD
BOLL	- BOLLARD	PIL	- PILLAR
BRW	- BRICK WALL	PL	- PAVEMENT LIGHT
BS	- BUS STOP	POT	- TELECOM
CATV	- CABLE TELEVISION	R.EYE	- RODDING EYE
CL	- COVER LEVEL	RS	- ROAD SIGN
CONC.	- CONCRETE	RTW	- RETAINING WALL
CD.	- CONCRETE	RWP	- RAIN WATER PIPE
ELEC	- ELECTRIC	SAP	- SAPLING
EP	- ELECTRICITY POLE	SB	- SIGN BOARD
FB	- FLOWER BED	SU	- SPECIES UNKNOWN
FFL	- FINISHED FLOOR LEVEL	SVP	- SOIL VENT PIPE
FH	- FIRE HYDRANT	TBM	- TEMPORARY BENCH MARK
FP	- FLAG POLE	TCB	- TELEPHONE CALL BOX
G	- GULLY	TF	- TOP OF FENCE
GL	- GROUND LEVEL	TH	- TRIAL HOLE
GV	- GAS VALVE	TL	- TRAFFIC LIGHT
HT	- HEIGHT	TP	- TELEGRAPH POLE
IC	- INSPECTION COVER	TW	- TOP OF WALL
IL	- INVERT LEVEL	U/S	- UNDERSIDE CEILING
LB	- LITER BIN	UTL	- UNABLE TO LIFT
LP	- LAMP POST	WL	- WATER LEVEL
LT	- LIGHT	WV	- WATER VALVE
MH	- MANHOLE		

FENCE TYPES :

B/W	- BARBED WIRE	I/R	- IRON RAILING
C/B	- CLOSE BOARD	P/R	- POST & RAIL
C/L	- CHAIN LINK	P/W	- POST & WIRE
C/P	- CHESTNUT PALING		

ISO 9001
REGISTERED FIRM

SHAW COLEGATE
Land and Building Surveyors.

HAMBROOK LODGE, SOUTHBROOK ROAD,
WEST ASHLING, CHICHESTER, WEST SUSSEX PO18 8BD
Tel: 01243) 575324

Title : SURVEY 1 - COURTYARD
TOPOGRAPHIC SURVEY/ELEVATIONS
BOUNDSTONE COMMUNITY COLLEGE

Job No. : 11586_TOPO_ELEV_SURVEY1
Original Scale : 1: 100
Sheet Size : A1

Surveyed By : RP — Date : AUGUST 2006
Drawn By : RP — Date : AUGUST 2006

Client: WSCC Property Services
The Tannery, Westgate, Chichester
West Sussex PO19 3RJ

W.S.C.C.
14 JUN 2007
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W.S.C.C.
14 JUN 2007
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Ado638167
226667

Rev1 PC-02048 - Performing Arts Block constructed in August 2004 | 29/04/05 | LS | Checked | Electrical Dist. Boards

W.S.C.C.
14 JUN 2007
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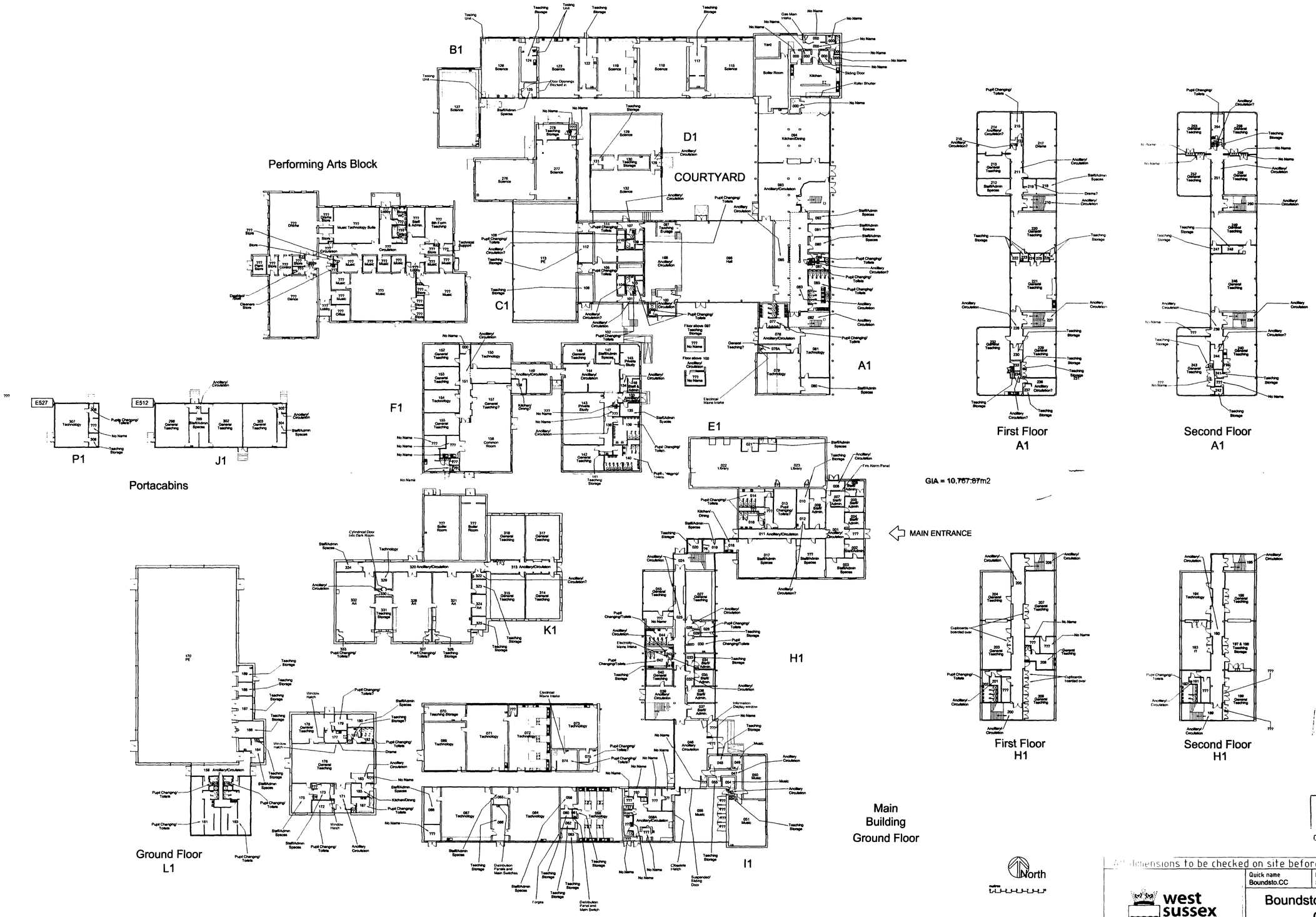
Contractor: Harlequin
ANDREW WOOD ROAD, KINGS HILL, WEST MALLING, KENT, ME19 4YT
T: +44 (0) 1732 229700, F: +44 (0) 1732 229701
www.harlequin.info

Surveyed by	Drawn by
SP, DR	SJ, JM, RA
Approved by	Approved by - date
RO	31/03/04



ADUR DI
PLAN
A0C/0318/07
22/06/07
W.S.C.C.
14 JUN 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

All dimensions to be checked on site before work commences.

west sussex county council

Quick name	Property ref	DfES No.
Boundsto.CC	543	4042

Boundstone Community College
Upper Boundstone Lane
Sompting, LANCING

Property Services, The Tannery
Westgate, Chichester PO193JR
Tel. 01243 752290

Drawing number	Date	Maint. area
0543_Boundsto.CC	31/03/04	10

CAD filename	Sheet	Edition	Scale
0543_Boundsto.CC	1/1	1st	1:350@A1

Spatial relationships between buildings or structures may not have been maintained in this plan.