

HOMEFIELD PRIMARY SCHOOL

WEST SUSSEX COUNTY COUNCIL

Design & Access Statement

This report was produced by AtkinsRéalis for the specific purpose of supporting the application for full planning approval with West Sussex County Council for the proposed construction of a five classroom building and associated ancillary accommodation at Homefield Primary School in Worthing, West Sussex. This report may not be used by any person other than the Client without the express permission of AtkinsRéalis. In any event, AtkinsRéalis accepts no liability for any costs, liabilities or losses arising as a result of the use or reliance upon the contents of this report by any person other than the Client.

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01 Site Appraisal

01.01 Introduction

Project Overview

Homefield Primary School was formed in September 2024 through the amalgamation of Lyndhurst Infant School and Chesswood Junior School. The school has a total capacity of 720 pupils and currently operates across two separate sites:

- the Lower School on Lyndhurst Road (formerly Lyndhurst Infant School),
- the Upper School on Chesswood Road (formerly Chesswood Junior School, now Homefield Primary School).

The 2 long-term strategic objectives for the School are to:

- consolidate the school provision onto the Chesswood Road site, creating a single, cohesive 2FE Infant and 4FE Junior primary School (660 places)
- create a 3 classroom Special Support Centre with ancillary and support spaces.

The need for a Special Support Centre derives from the high percentage (38%) of SEND pupils identified as having Special Educational Needs and Disabilities (SEND) within Homefield Primary School, which is significantly above the West Sussex County Council (WSCC) average of 16%.

The proposal will involve transferring of 2 classrooms of reception pupils into the Chesswood Road Site from Lyndhurst Road School and the incorporation of 21 places Special Support Centre.

Once the amalgamation is complete, Homefield Primary School will be able to accommodate a total of 660 places Primary School (2FE Infant and 4FE Junior) and 21 places Special Support Centre, for a total of 681 pupils.

The design proposals focus on the provision of additional accommodation comprising five classrooms: three SSC classrooms and two Reception classrooms. These are proposed to be delivered through:

- 1.** Targeted refurbishment of existing internal spaces, identified through engagement with the School during the feasibility study of the project and throughout RIBA Stage 2 & 3; and
- 2.** A new standalone building providing accommodation to a Special Support Centre providing accommodation to 21 pupils and 2 additional reception classrooms.

The project also includes required external works, including landscaping and new parking area to the front of the School building.

02 Site Appraisal

02.01 Site Location

Location

West Sussex is a county in the South of England, bordering East Sussex (with Brighton and Hove) to the East, Hampshire to the West and Surrey to the North. West Sussex is the Western part of the historic county of Sussex, formerly a medieval kingdom.

Worthing is a large seaside town in England, and district with borough status in West Sussex. It is situated at the foot of the South Downs, 10 miles (16 km) West of Brighton, and 18 miles (29 km) East of the county town of Chichester. With an estimated population of 104,600 and an area of 12.5 square miles (32.37 km²). The borough is the second largest component of the Brighton/Worthing/Littlehampton conurbation, which makes it part of the 15th most populous urban area in the United Kingdom. It is also a workplace population of approximately 55,000 people. It is a compact town and the built-up area takes up over 2,282 hectares (68%) of the borough's geographical area.

Homefield Primary School is a primary School maintained by West Sussex County Council.

The School provides education for pupils from Year 3 to Year 6.



Figure 1. Map of the British Isles | West Sussex

Figure 2. West Sussex | Project Location



Figure 3. Worthing and Homefield Primary School - Image Courtesy of Google Earth

- Site boundary
- Site Location





St Andrew's CE High School



Springfield Infant School and Nursery



Homefield Primary School



Homefield Park and Playground



Davison Leisure Centre



Davison Day Nursery



Figure 4. School Aerial Map

02.02 School Description

Homefield Primary School

Chesswood Junior School was originally Lyndhurst County Primary School. It was opened on the 26th October 1972. The School was built to accommodate the overflow of pupils at Junior level that were occupying Lyndhurst School with the aim to create two Schools; one for infants, the other one for juniors.

The building was built using the method of Modular Co-ordination developed by the borough Architect. It consisted of four classrooms, a large workspace for practical activities, a pottery room, bays for home economics and small group work, a hall, a kitchen serving 300 meals and some staff accommodation.

The School has then progressed and expanded during the years and it is now merged with Lyndhurst Infant School, becoming Homefield Primary School.

The School sits within a residential neighbourhood. It is bounded by residential semi-detached and terraced houses to the south, east and west, while to the north it bounds directly onto the railway through a high flint wall separating the railway line to the School grounds.

The School can be accessed to the south from the staff car park or from the main pedestrian entrance both via Chesswood Road. The School lacks a defined entrance, the existing arrival arrangement combines pedestrian access and playground functions, creating operational challenges.

A second entrance for staff car parking and fire brigade is situated to the east via Ladyell Road.



Figure 5. Homefield Primary School - Image courtesy of Google Earth Pro

KEY

- Site Ownership
- Vehicular entrance/exit
- Pedestrian entrance/exit

02.03 School Site Images



Image 1. School Entrance



Image 4. External courtyard and flint wall



Image 2. External playground



Image 5. Flint Wall



Image 3. External Courtyard



Image 6. Internal Courtyard



Figure 6. Homefield Primary School Plan

02.04 School Site Images



Image 7. Flint wall and 2015 block



Image 10. Playground area

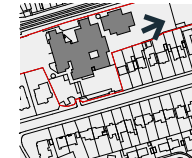


Image 8. 2015 block



Image 11. Playground area



Image 9. Recess to 2015 Block

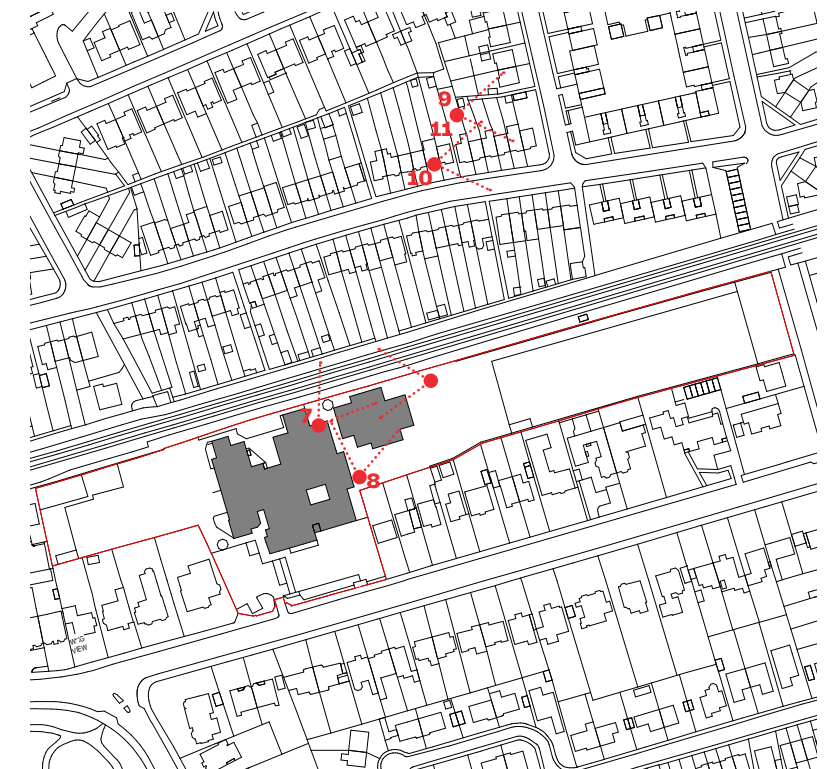
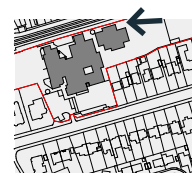


Figure 7. Homefield Primary School Plan



02.05 Site History

Site History

Homefield Primary School (former Chesswood School) was built in 1972 and it has expanded during the years. Information gathered through Google Earth show that the School had no variations between 2001 and 2015. In 2015 a new block was built as well as an extension to the north of the site. Between 2013 and 2015 one of the courtyards to the School was infilled to create a new teaching area. The works taking place in 2015 have also involved the car park entrance and the development of a hard surfaced play area to the front of the building.



Image 12. School site in 2001 - Image from Google Earth



Image 13. School site in 2013 - Image from Google Earth



Image 16. School site in 2015 - Image from Google Earth



Image 14. School site in 2015 - Image from Google Earth



Image 15. School site in 2022 - Image from Google Earth

02.06 Site Connectivity

Site transport links and services

Worthing plays an important role within a wider sub-region with key links to other authority areas such as Brighton & Hove, Adur, Arun, Horsham and Crawley for housing, leisure and employment.

Worthing is connected to the rest of the county by a network of major roads, a mainline railway, frequent bus and coach services and is only 36 miles from Gatwick Airport. Worthing boundaries are defined by the A24 that runs from Worthing to London and the A27 that serves south coast connecting Worthing to the south coast towns such as Brighton which is 15 miles away, Chichester, Bognor Regis and Portsmouth.

Homefield Primary School is situated a 10 minutes walk / 3 minutes drive from East Worthing Station and 15 minutes walk / 5 minutes drive from Worthing Train Station. Thameslink and Southern provide services to London, Gatwick Airport, Brighton, Chichester and Southampton.

Bus services are provided by Stagecoach, CompassBus and MetroBus, with the closest stop being 10 minutes walk.

The School is within a residential area, close to Homefield Park and a playground. A leisure centre is also in the proximity.

Various Schools (Springfield Infant and Nursery, St. Andrew CofE High School, Davison CofE High School and Lyndhurst School) are all within 10-15 minutes walk.

- KEY**
- Boundary
 - Main Road
 - Walkable distance
 - ||||| Railway Line
 -  Bus Stop
 -  Railway station
 -  Existing Green Space
 -  School
 -  Cycling Links
 -  Hospital
 -  Church

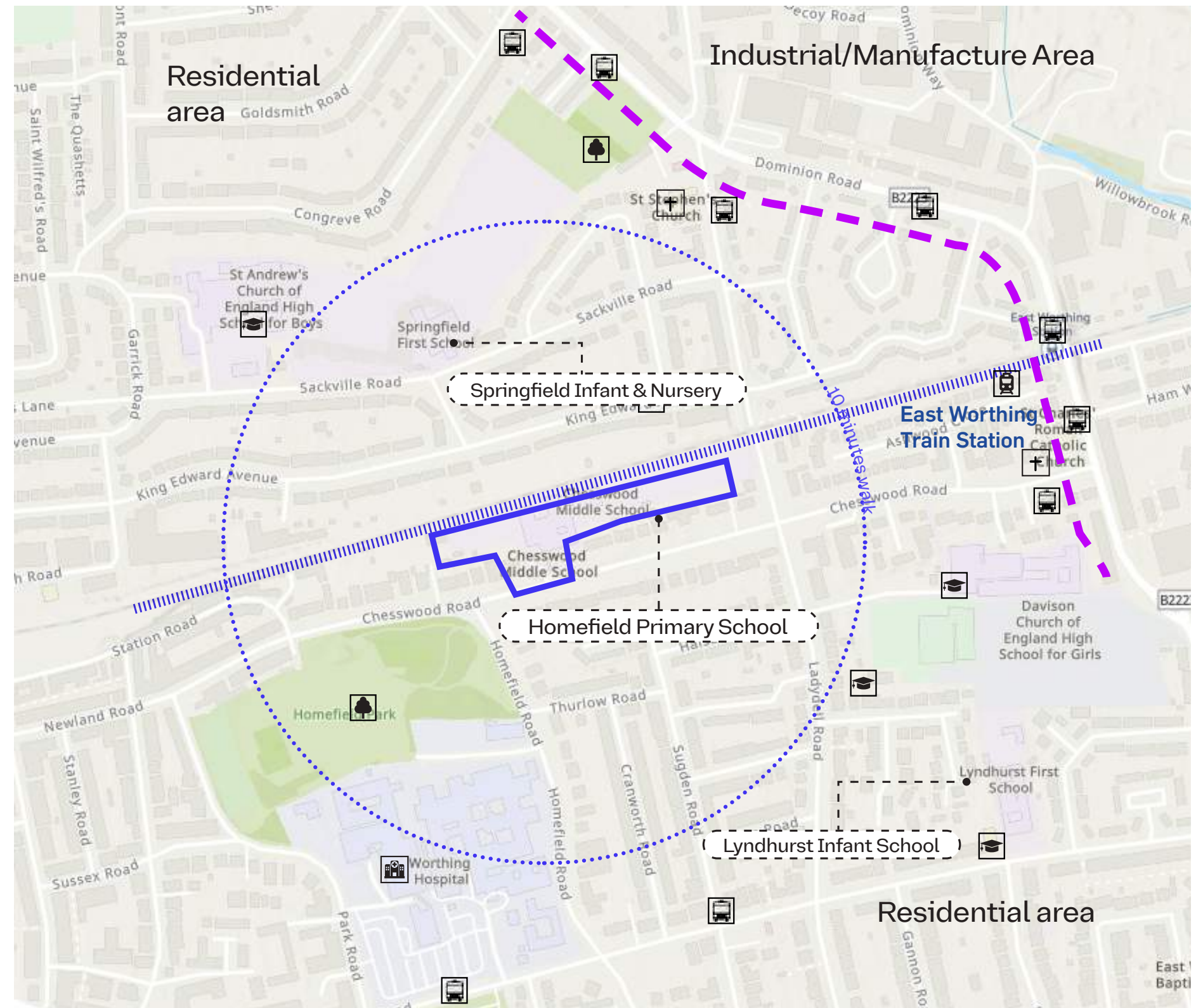


Image 17. Services & Facilities



02.07 Environmental Analysis

Climate

Worthing has a temperate climate, its average annual temperature is around 12 degrees, similar to that experienced along the Sussex coast.

Topography

Worthing extends along 7.5km of shoreline. To the east and west of the borough, areas of valuable open countryside form long established breaks in development between settlements. The chalk downlands, are essential to the health of the town, in terms of its water supply, biodiversity, and opportunities for leisure and recreation. The site lies in a relatively flat area without many level changes

Wind

Wind levels are average for the region. The prevailing wind is West South-Westerly.

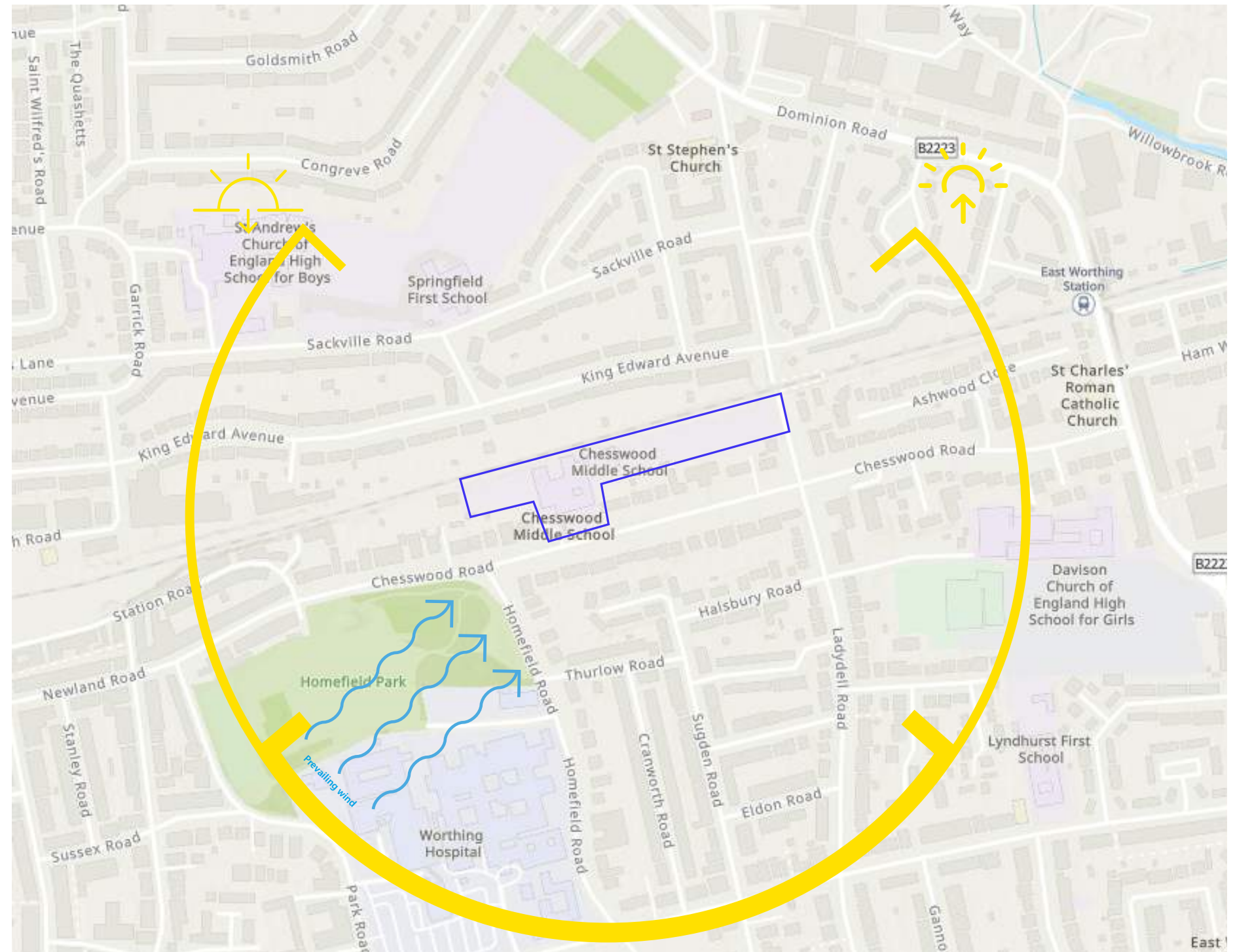
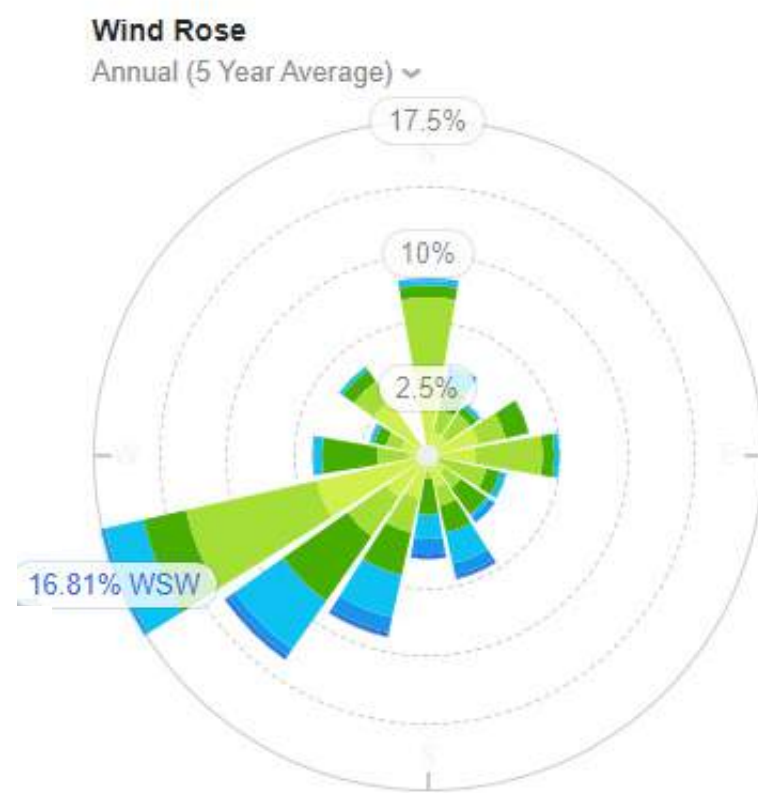


Image 18. Sun Path Study Map



02.08 Conservation Area & Listed Buildings

Conservation Area & Listed Buildings

Worthing remained an agricultural and fishing hamlet for centuries until the arrival of wealthy visitors in the 1750s when it became a popular Victorian and Edwardian seaside resort. Much of the built environment and heritage is highly valued and the borough includes:

- » 26 Conservation Areas;
- » 9 Environmental Areas of Special Character
- » 360+ listed buildings;
- » a large number of buildings regarded as being of important local interest

The site's not in proximity to any Conservation Areas or listed buildings. DEFRA's 'MAGIC Map' indicates that the School is not located in an International (e.g. Biosphere Reserve, World Heritage Site), or National (e.g. National Park, Area of Outstanding Natural Beauty, Local Nature Reserve, Site of Special Scientific Interest) protected area.

KEY

- Site boundary
- Conservation Area
- Grade II Buildings

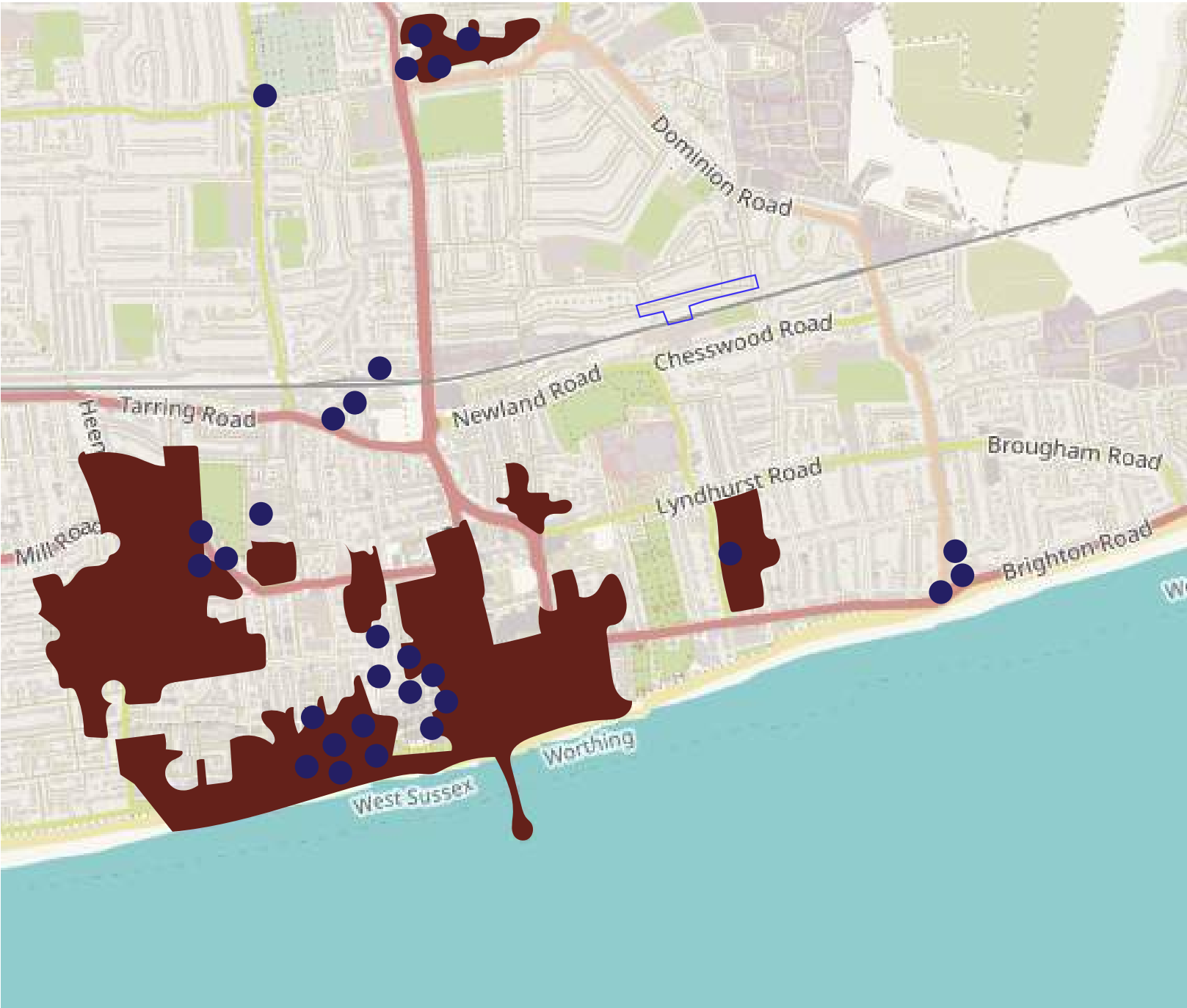


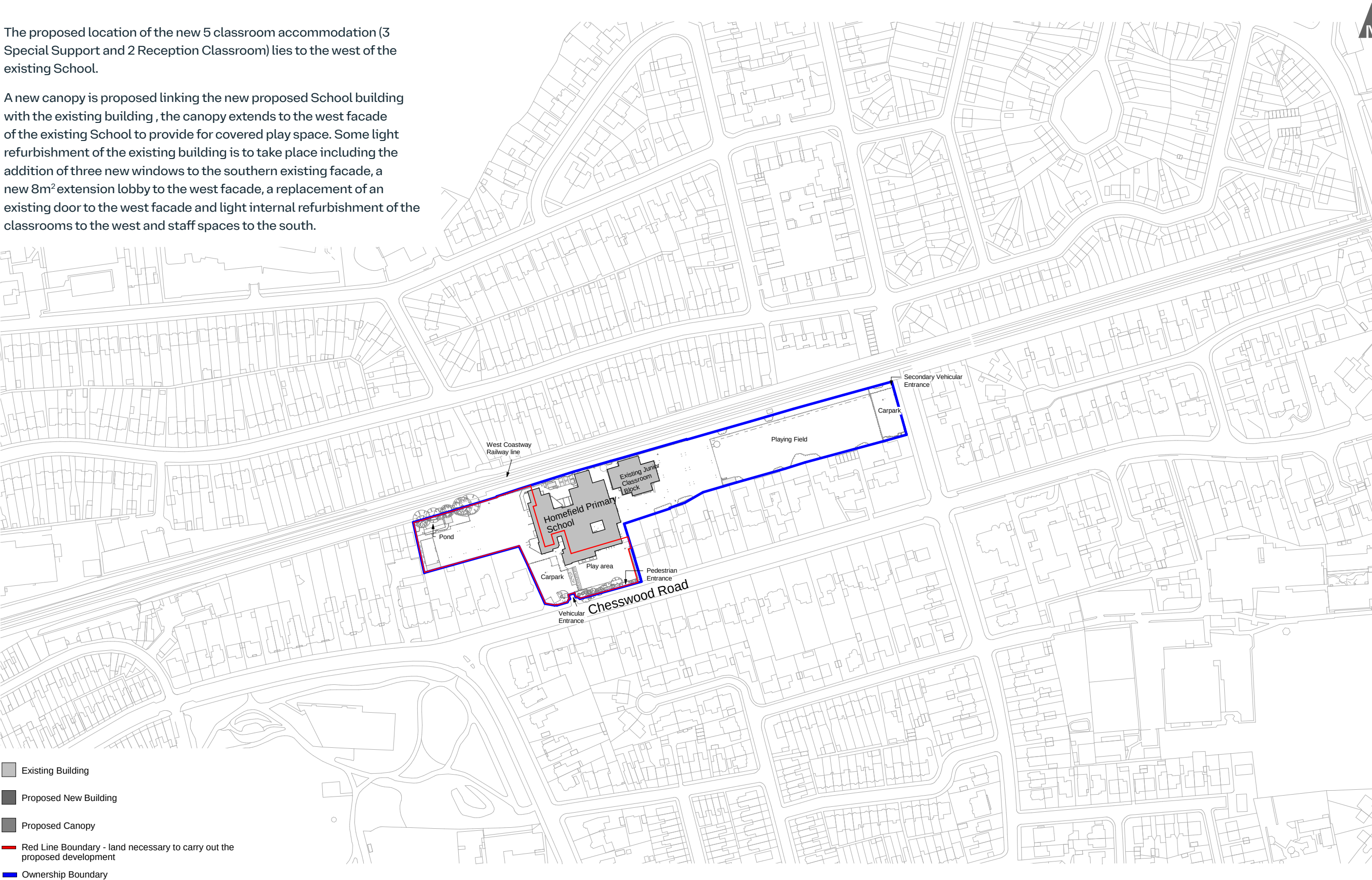
Image 19. Conservation Areas and Listed Buildings Map

03 Architecture Proposal

03.01 Proposed Site Location & Boundary Plan

The proposed location of the new 5 classroom accommodation (3 Special Support and 2 Reception Classroom) lies to the west of the existing School.

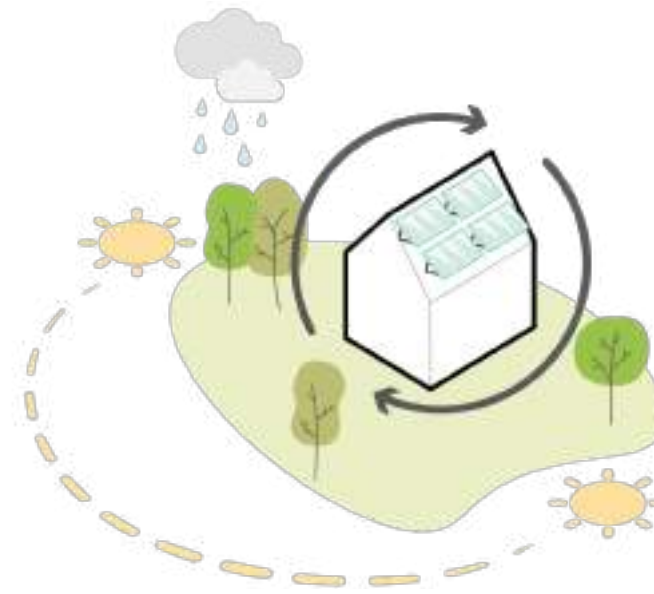
A new canopy is proposed linking the new proposed School building with the existing building , the canopy extends to the west facade of the existing School to provide for covered play space. Some light refurbishment of the existing building is to take place including the addition of three new windows to the southern existing facade, a new 8m² extension lobby to the west facade, a replacement of an existing door to the west facade and light internal refurbishment of the classrooms to the west and staff spaces to the south.



03.02 Design Drivers

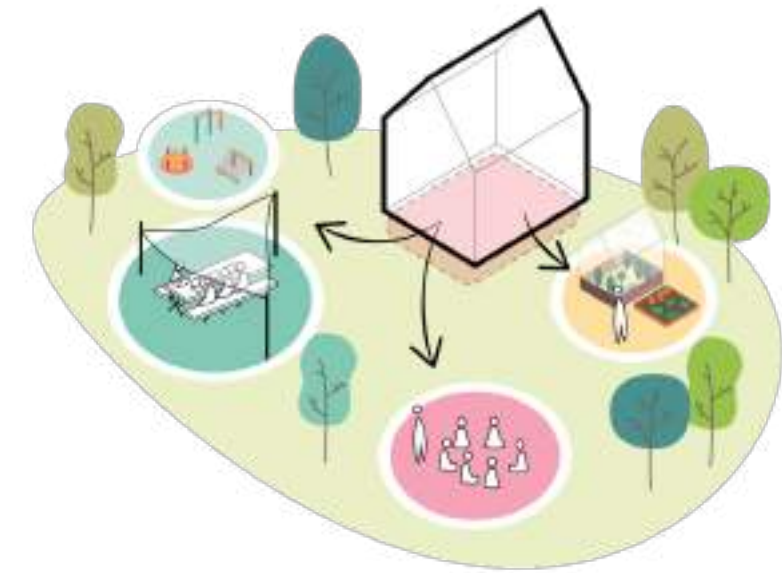
The proposed design for the School has been shaped by a series of key drivers centred on environmental performance, connection to the landscape, and the creation of high-quality learning environments. The layout responds to sustainability objectives by adopting passive design principles and positioning buildings to maximise usable external space. A strong emphasis is placed on integrating learning with the surrounding landscape, encouraging a dynamic relationship between indoor and outdoor environments.

The design also prioritises clear connectivity across the site, supporting ease of movement and a cohesive School experience as pupils progress through different stages. The arrangement of accommodation into collaborative learning clusters fosters interaction, inclusion, and a supportive educational setting. Together, these principles have directly informed and guided the development of the proposed School design.



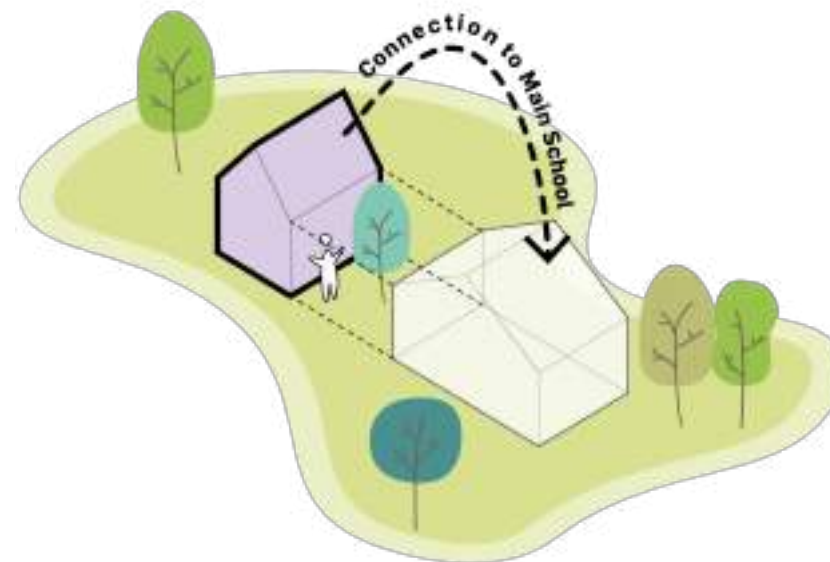
Environmental Design Response

To achieve sustainability targets, passive design features heavily in the architectural response. The building teaching clusters have been arranged towards the north boundary maximising the use of available area and minimising the reduction of play spaces.



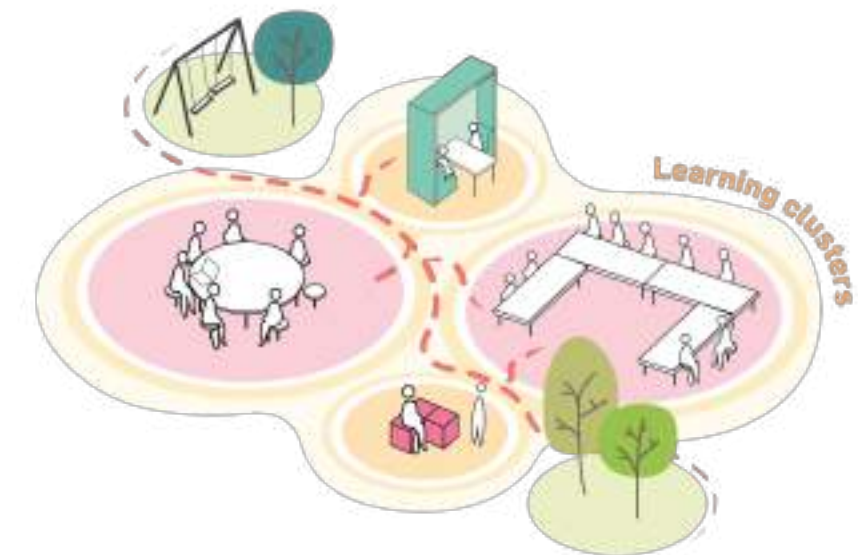
Learning in Landscape

Learning in the landscape offers primary School pupils rich opportunities to explore, imagine, and collaborate beyond the traditional classroom. By blending indoor and outdoor spaces, Schools create a more dynamic learning ecosystem that nurtures wellbeing, builds confidence, and strengthens pupils' sense of belonging in their environment.



Strengthening Connectivity

The building is positioned neatly along the northern boundary, allowing direct and convenient access to the southern play areas. The reception class benefits from its own dedicated outdoor space while remaining closely connected to the older year groups, helping to support early relationship-building and a smooth transition as pupils move through the School.



Collaborative Learning Environment

The building will respond to the existing site layout and its opportunities, creating a variety of group learning spaces that support interaction and collaboration. These diverse clusters encourage pupils of different ages to work together, building confidence and strengthening social skills. The result is a learning environment where every child feels included, supported, and actively engaged in the educational experience.

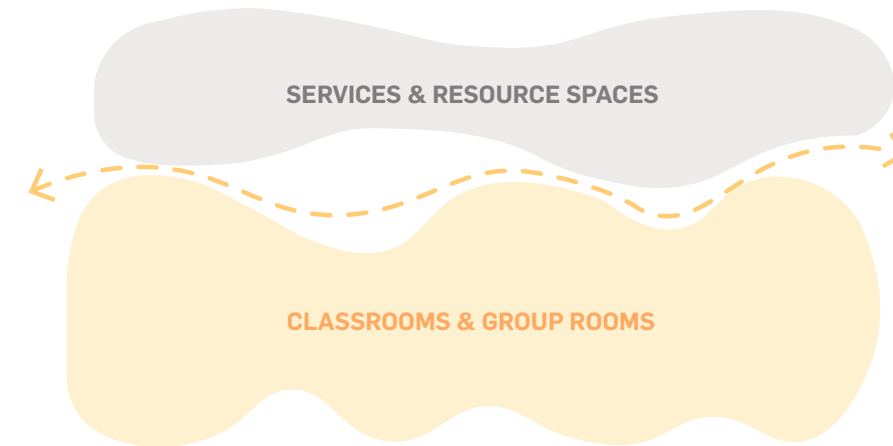
03.03 Proposed Plan Layout Drivers

01 Linear Form



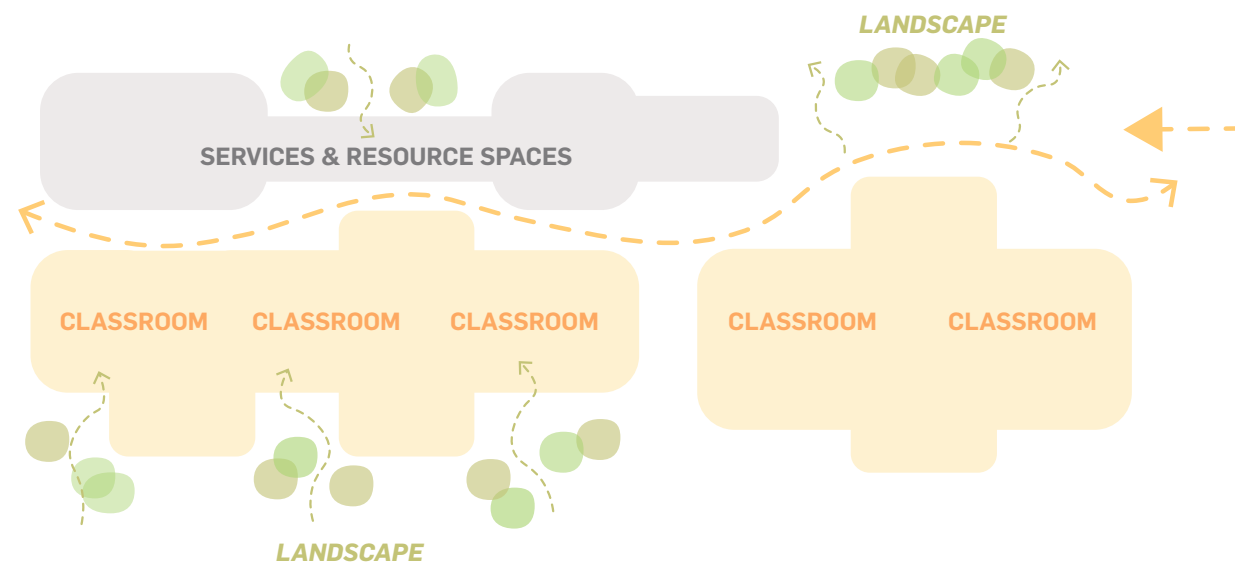
02 Softening the Linear Form

Introducing indoor spatial pockets for activities



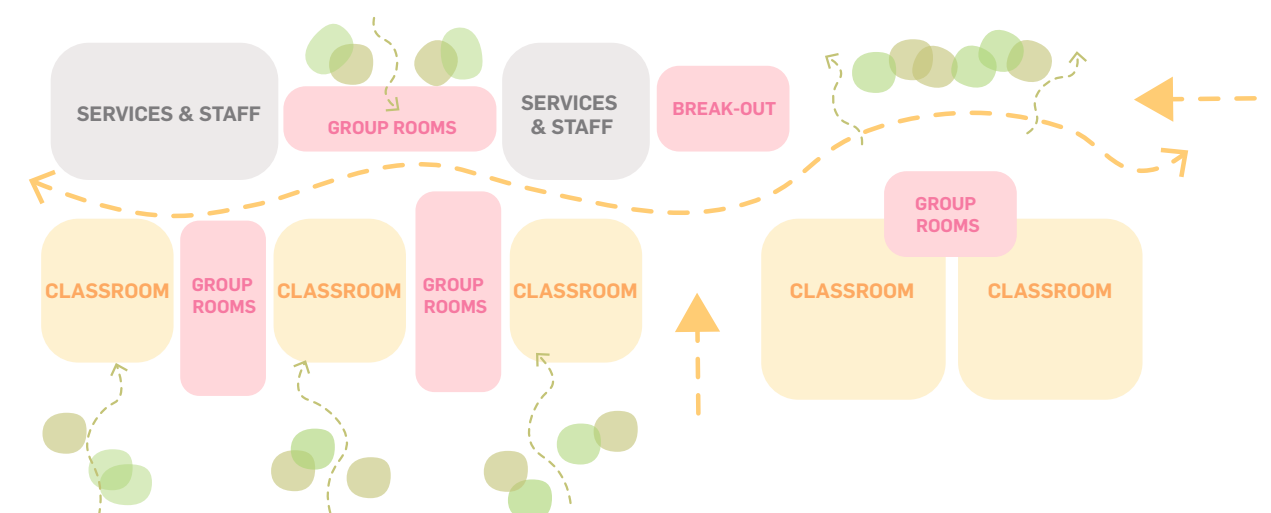
03 Bringing the Landscape in

Integrating Exterior Gathering Areas



04 Adjusting the Layout

Development of clusters with shared zone for activities



03.04 Design Proposal

High Level Design Overview

The proposed design focuses on two main areas of the site: the refurbishment of existing internal rooms identified by the School through a series of engagement meetings during the feasibility study of the project as well as during the RIBA Stage 2 & 3; and new construction accommodating 5 classrooms and ancillary services. Internal alterations do not form part of the application scope as they do not require planning approval.

New Build

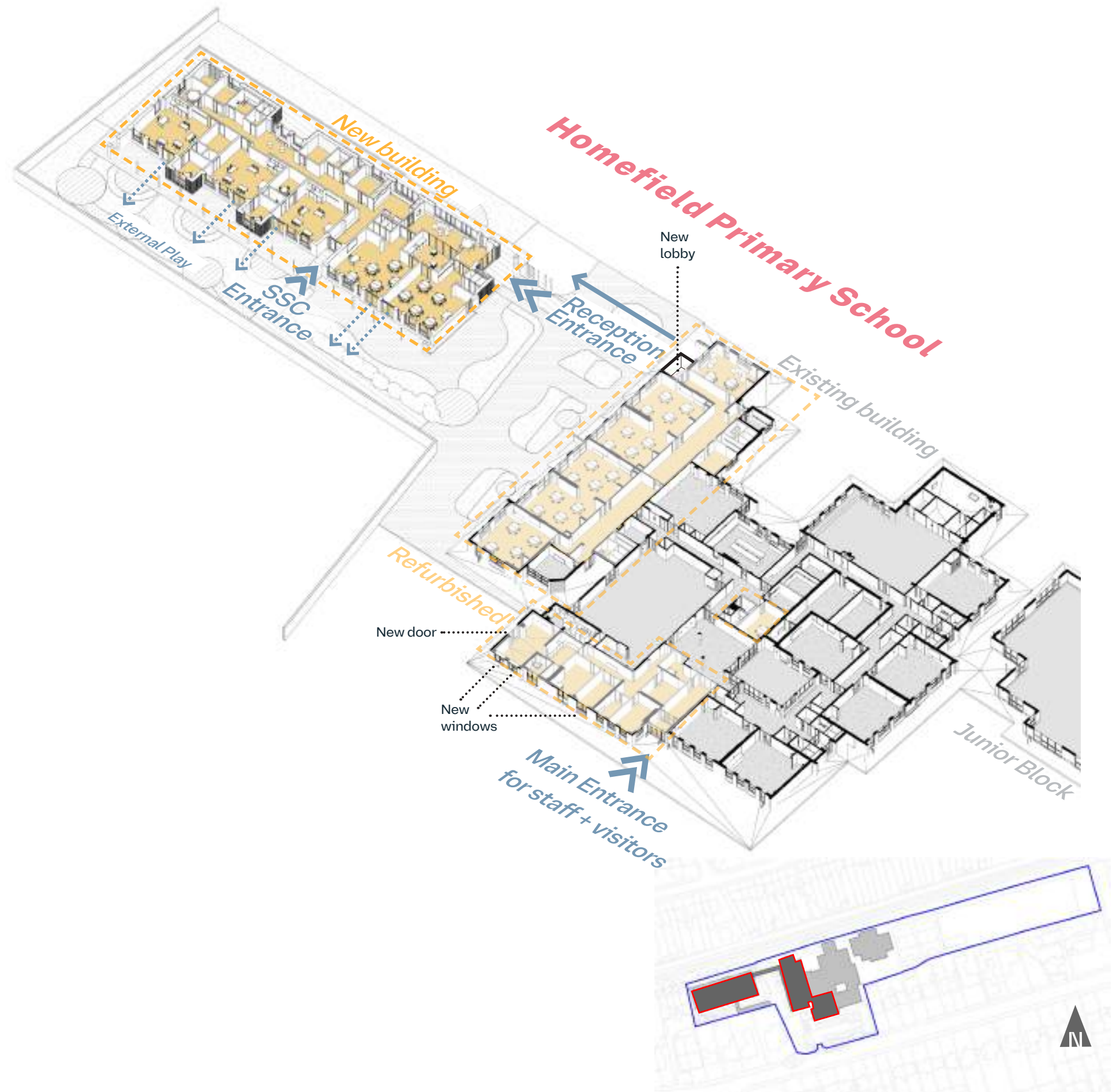
The proposed new building will accommodate:

- 3 Special Support Classrooms with associated facilities
- 2 Reception classrooms with associated facilities
- A large canopy to the south and connecting with the existing building
- Improved external area with soft and hard areas
- 8m² lobby extension to the west facade of the existing building

Existing Building Refurbishment

The internal refurbishment includes:

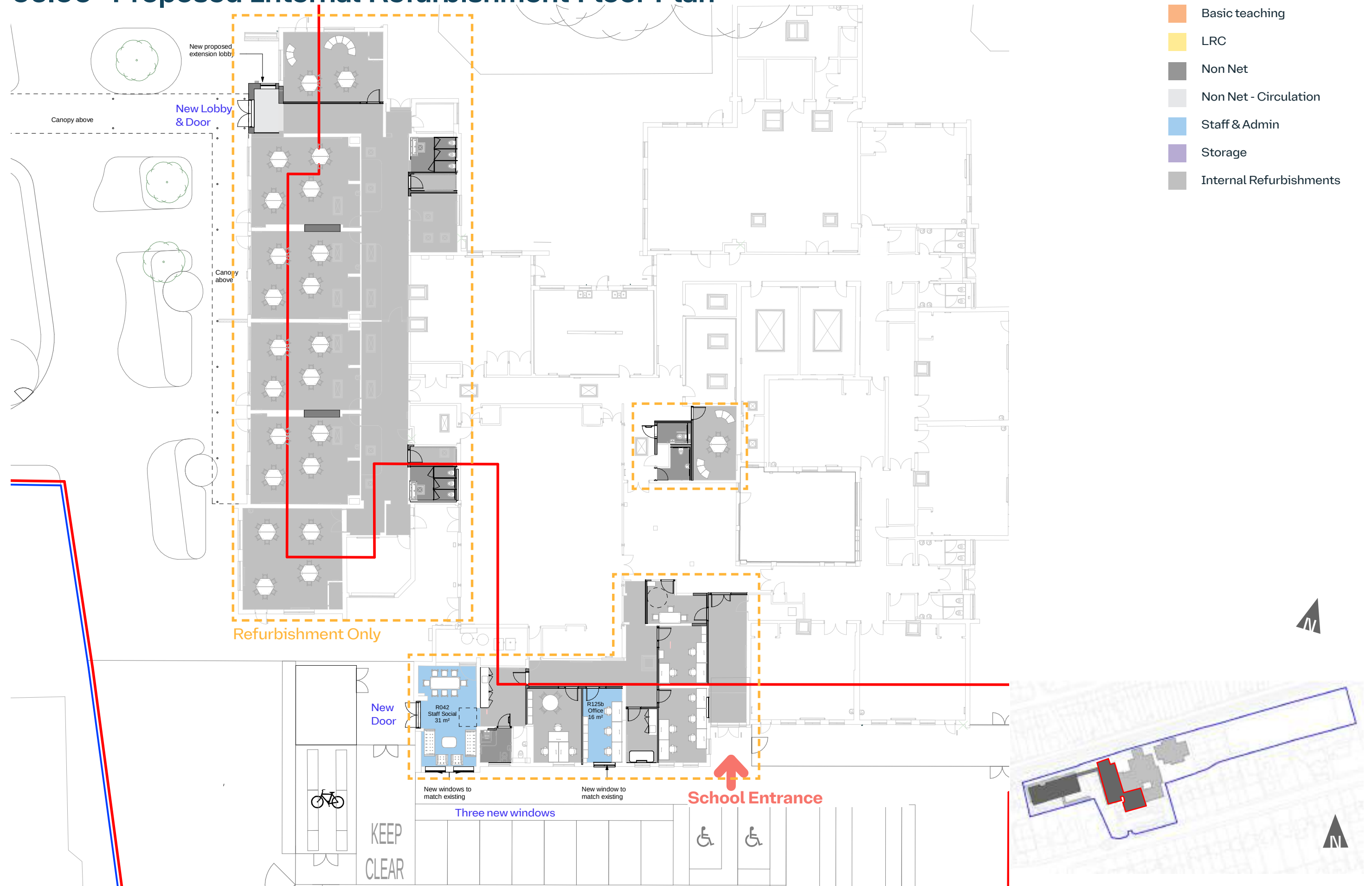
- Remodelling of staff area and associated windows
- Remodelling of central toilet core space into group rooms and adequate accessible facility
- One large SEN intervention space
- Improved corridor space with break out area off of the classrooms
- New floor finishes to Year 1 and 2 classrooms
- Remodelling of the coat room store and toilet area
- Remodelling of the north classroom into a large group room for SEN pupils and various intervention



03.05 Proposed New Build Ground Floor Plan



03.06 Proposed Internal Refurbishment Floor Plan



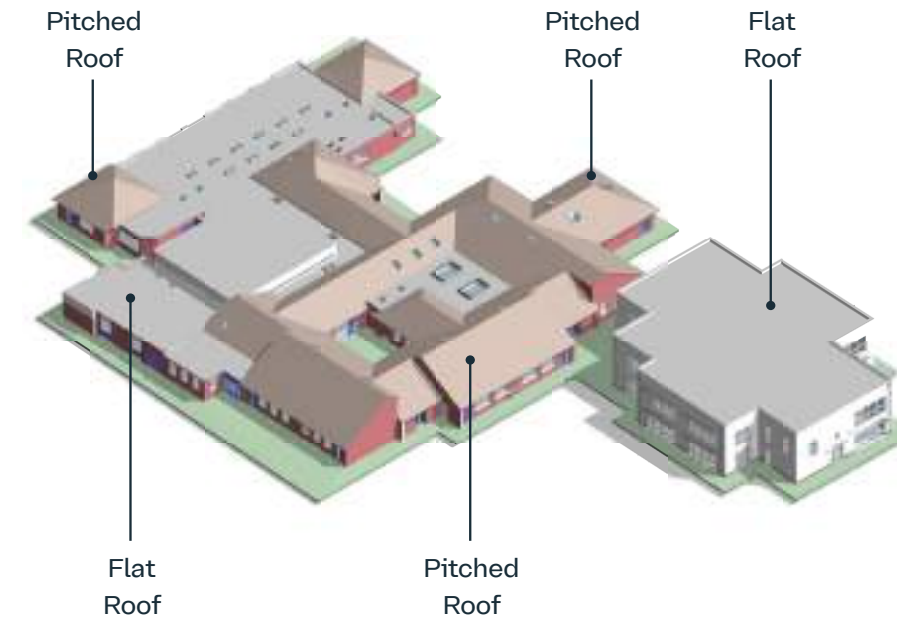
03.07 Proposed Pitched Roof Optioneering

Proposed Roof Design

A mono-pitched roof was selected following the exploration and testing of several alternative roof configurations. The final design responds directly to the varied roofscape of the existing buildings, which comprise a mixture of flat and pitched forms. By adopting a mono-pitch, the proposal references and unifies these existing architectural elements in a coherent and contemporary manner.

In addition, the mono-pitched roof has been designed to extend beyond the classroom façade, creating a generous canopy. This overhang provides functional benefits, including weather protection and passive solar shading, while also enhancing the external learning environment and circulation areas. The resulting form is both practical and visually distinctive, reinforcing the building's identity while improving usability for pupils and staff.

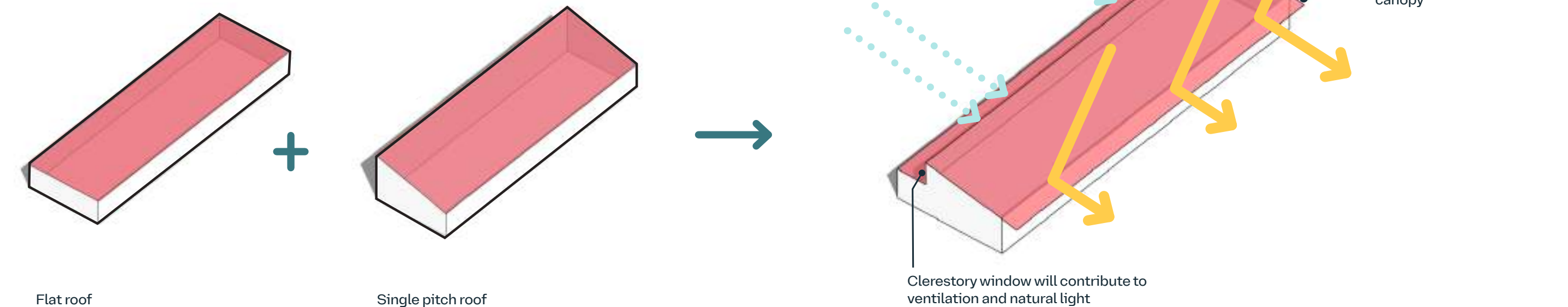
Existing Building Combination of Roofs



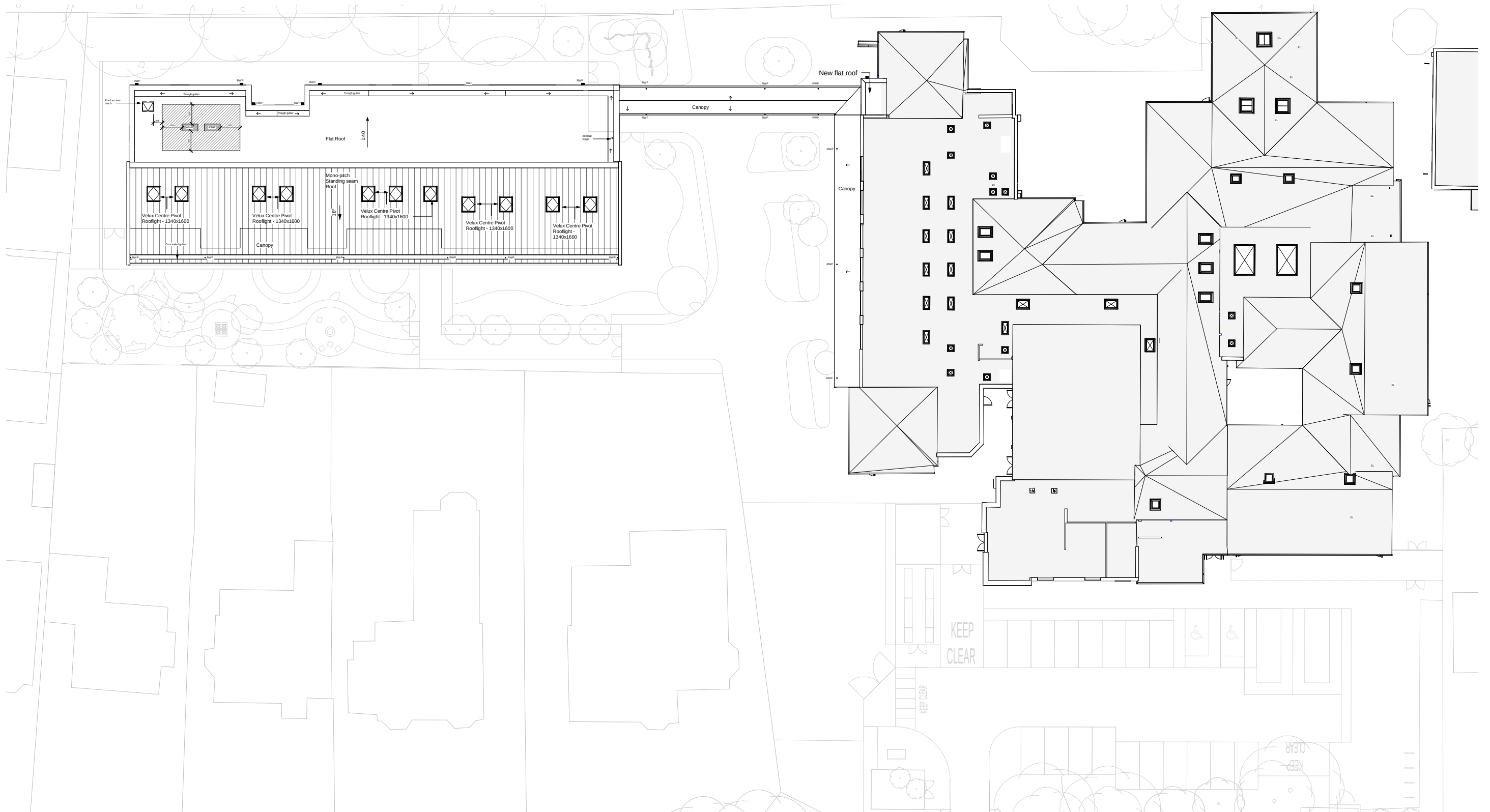
Roof Options Explored



Proposed Roof Elements



03.08 Proposed Roof Plan



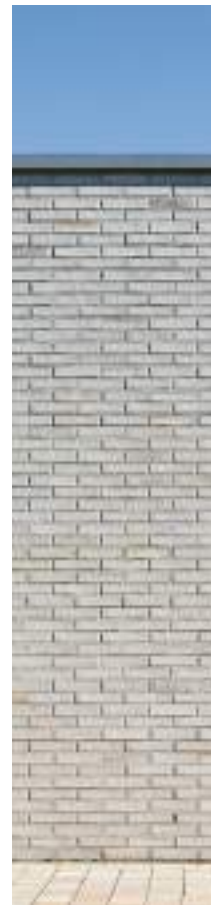
03.09 Proposed Elevations Treatment - Precedents

Proposed Materiality

The proposed material palette has been carefully selected to respond to and complement the existing context of the site. The use of white brick draws directly from the adjacent extension to the east, reflecting its established character and ensuring visual continuity across the School campus. This approach helps to integrate the new building seamlessly within its surroundings while maintaining a cohesive architectural language.

In contrast, green zinc has been introduced as a contemporary and high-performing material, chosen not only for its durability and low maintenance requirements but also for its strong whole-life cost value. Its colour and refined finish provide a complementary contrast to the masonry, adding depth and articulation to the overall composition.

Collectively, the chosen materials contribute to a clear and unified architectural identity for the School. The design seeks to establish a stronger sense of presence and coherence, addressing the current lack of identity and creating a building that is both distinctive and recognisable within its setting.



Mono pitch roof



Light-grey / white Brickwork

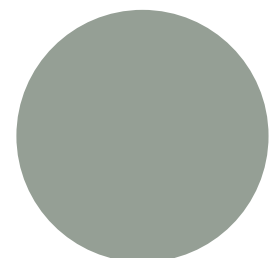


Light Grey Standing Seam Roof

Brick colour inspiration



Green Zinc Cladding



PPC Aluminium Windows & Doors

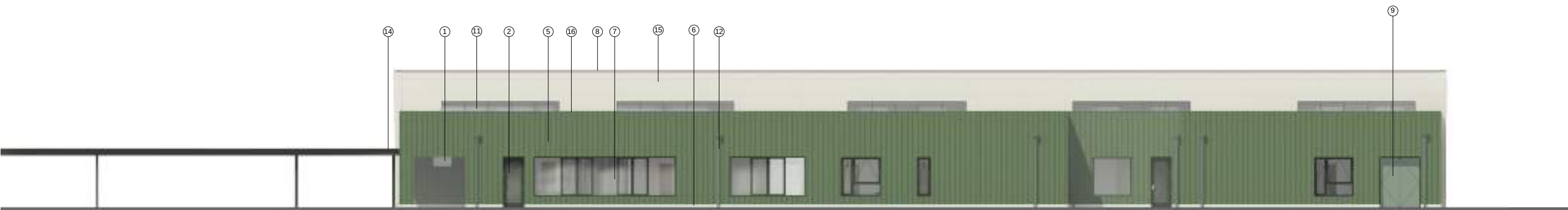


Standing Seam Green Zinc Cladding

03.10 Proposed Elevations



Proposed South Elevation



Proposed North Elevation

- 1** - PPC aluminium double glazed openable and fixed windows - Dark green colour

2 - PPC aluminium double glazed external door - Dark green colour

3 - Velux centre pivot rooflight

4 - Standing seam zinc roof and canopy - Light grey colour

5 - Standing seam zinc cladding - Green Colour

6 - Facing Brickwork - Light cream/grey colour, stretcher bond, light natural mortar colour

7 - PPC Aluminium double glazed curtain wall - Dark green colour

8 - PPC aluminium parapet capping - Light grey colour

9 - PPC aluminium louvred plant door - Dark green colour

10 - Standing seam zinc roof extending to

form canopy - Colour to match zinc roof

11 - PPC aluminium double glazed clerestory windows - Dark green colour

12 - PPC aluminium downpipes and hoppers - Dark green colour

13 - PPC aluminium fascia system - Light grey colour

14 - Flat roofed canopy link to main School building

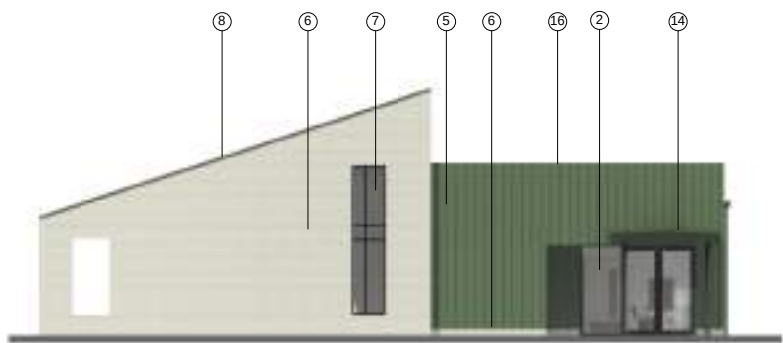
15 - Brick slip system to the northern brick facade - Light cream/grey colour, stretcher bond, light mortar colour

16 - Parapet capping to VMZinc system cladding - Dark green colour

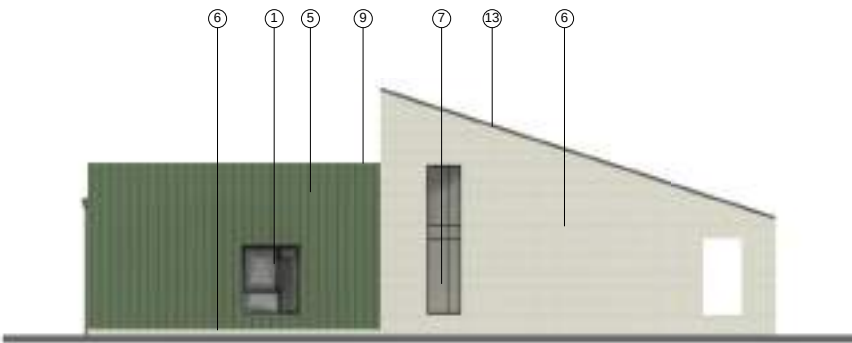
17 - Concealed gutter to mono-pitched roof

18 - New double glazed windows and doors - Colour to match existing

19 - Brickwork facade - Colour to match existing



Proposed East Elevation



Proposed West Elevation

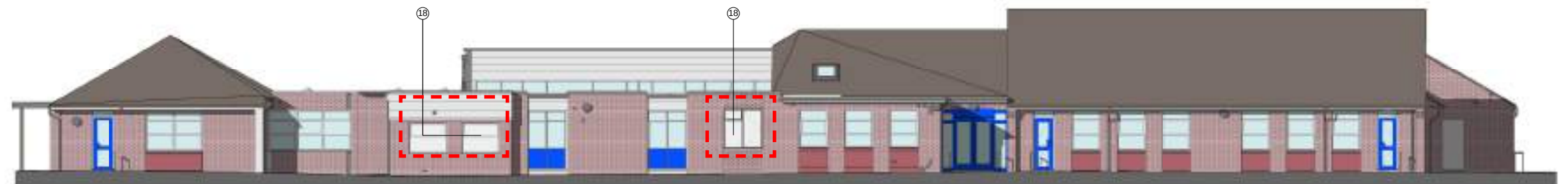


03.11 Proposed Elevations

- 1** - PPC aluminium double glazed openable and fixed windows - Dark green colour
- 2** - PPC aluminium double glazed external door - Dark green colour
- 3** - Velux centre pivot rooflight
- 4** - Standing seam zinc roof and canopy - Light grey colour
- 5** - Standing seam zinc cladding - Green Colour
- 6** - Facing Brickwork - Light cream/grey colour, stretcher bond, light natural mortar colour
- 7** - PPC Aluminium double glazed curtain wall - Dark green colour
- 8** - PPC aluminium parapet capping - Light grey colour
- 9** - PPC aluminium louvred plant door - Dark green colour
- 10** - Standing seam zinc roof extending to form canopy - Colour to match zinc roof
- 11** - PPC aluminium double glazed clerestory windows - Dark green colour
- 12** - PPC aluminium downpipes and hoppers - Dark green colour
- 13** - PPC aluminium fascia system - Light grey colour
- 14** - Flat roofed canopy link to main School building
- 15** - Brick slip system to the northern brick facade - Light cream/grey colour, stretcher bond, light mortar colour
- 16** - Parapet capping to VMZinc system cladding - Dark green colour
- 17** - Concealed gutter to mono-pitched roof
- 18** - New double glazed windows and doors - Colour to match existing
- 19** - Brickwork facade - Colour to match existing



Proposed South Elevation - Existing Building



Proposed East Elevation - Existing Building



Proposed North Elevation - Existing Building

- Proposed new lobby
- Proposed new doors and windows to the existing elevations



03.12 Indicative Visual



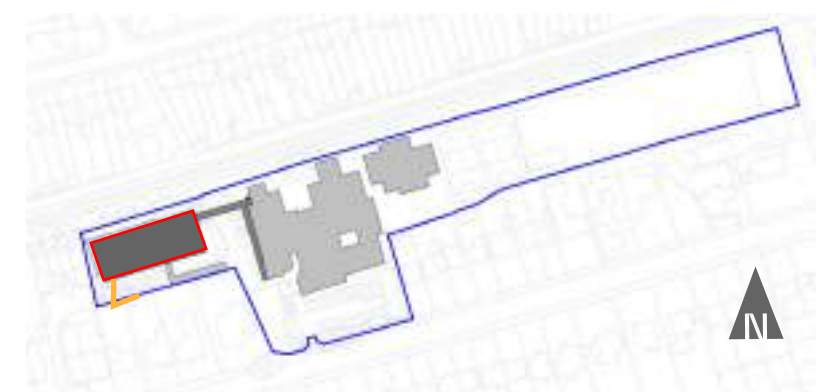
Concept representation of the proposed design



03.13 Indicative Visual



Concept representation of the proposed design



03.14 Proposed Sections



Proposed Section AA



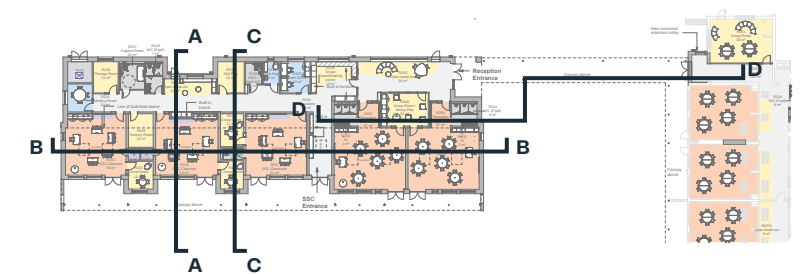
Proposed Section CC



Proposed Section BB



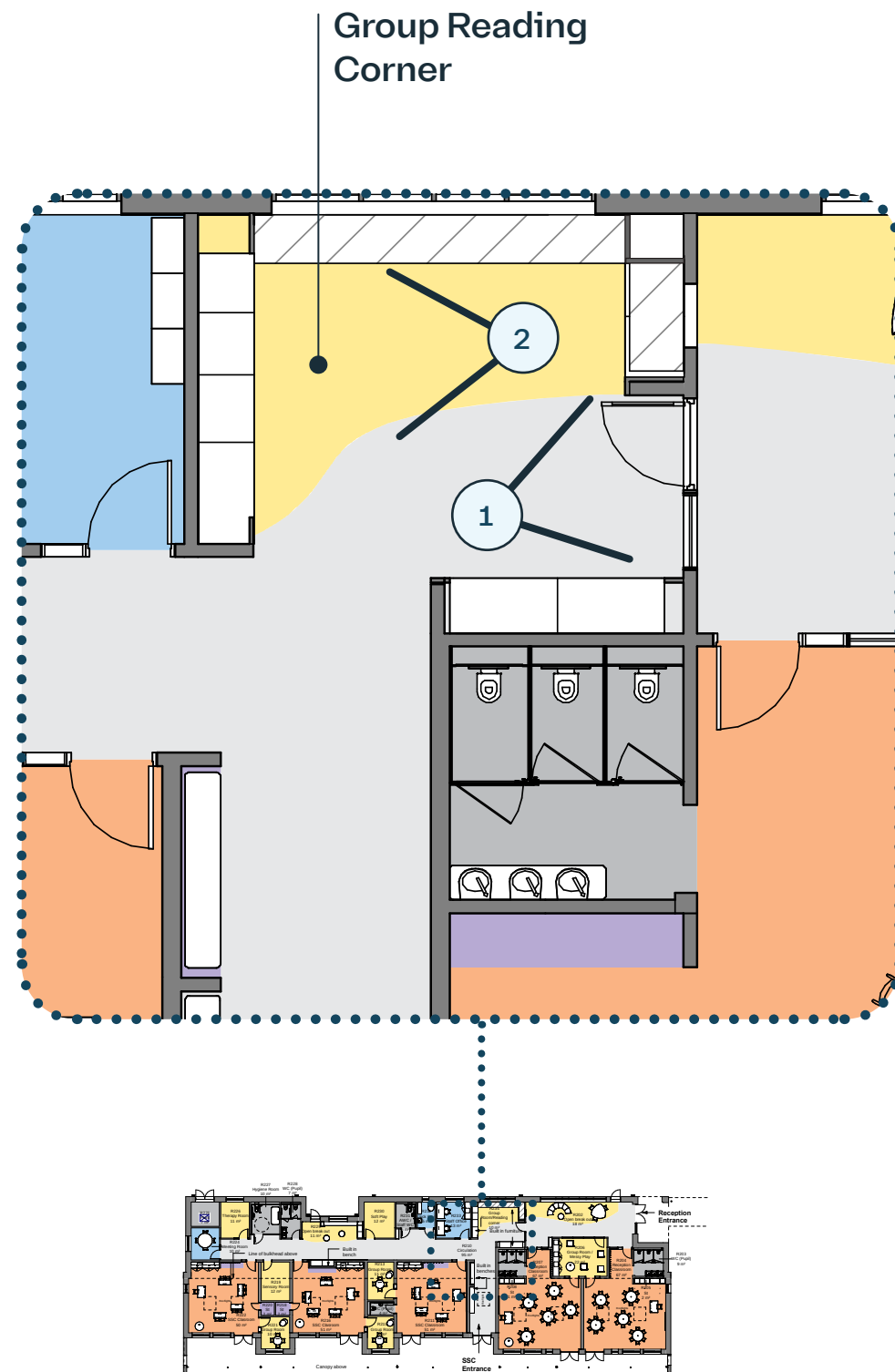
Proposed Section DD



03.15 Key Internal Spaces



03.16 Open Break-out Area / Reading Corner Concept Visualisation



1



Concept view of reading corner and open group space

2



03.17 Proposed Typical Classroom Concept Visualisation

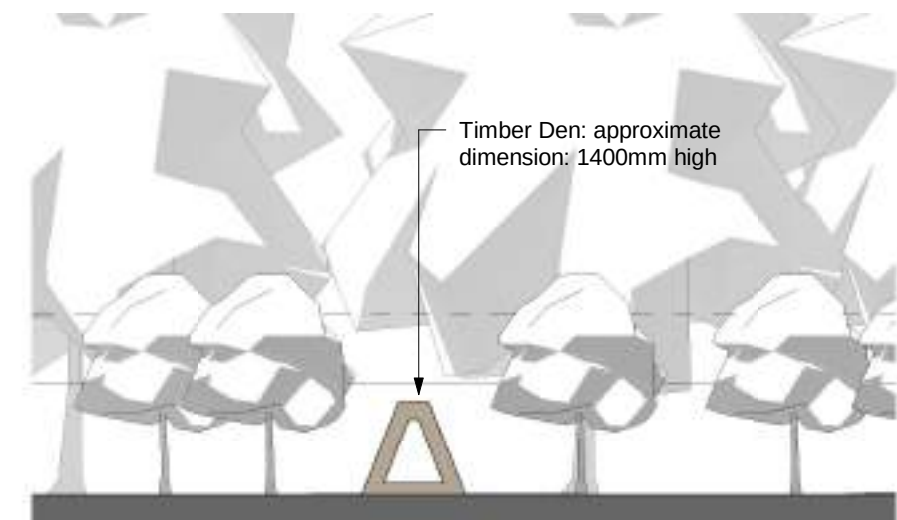
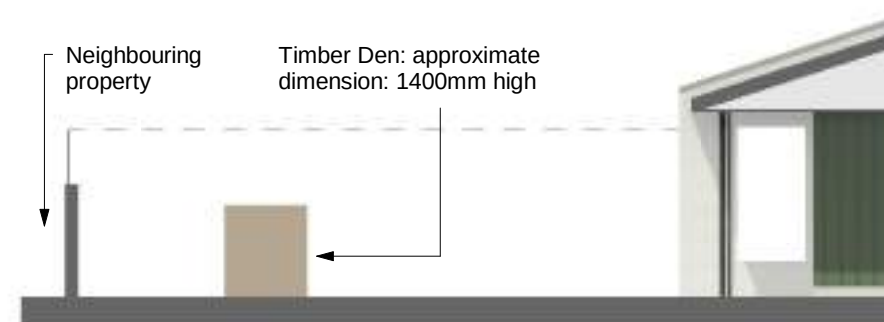


Concept representation of the proposed design

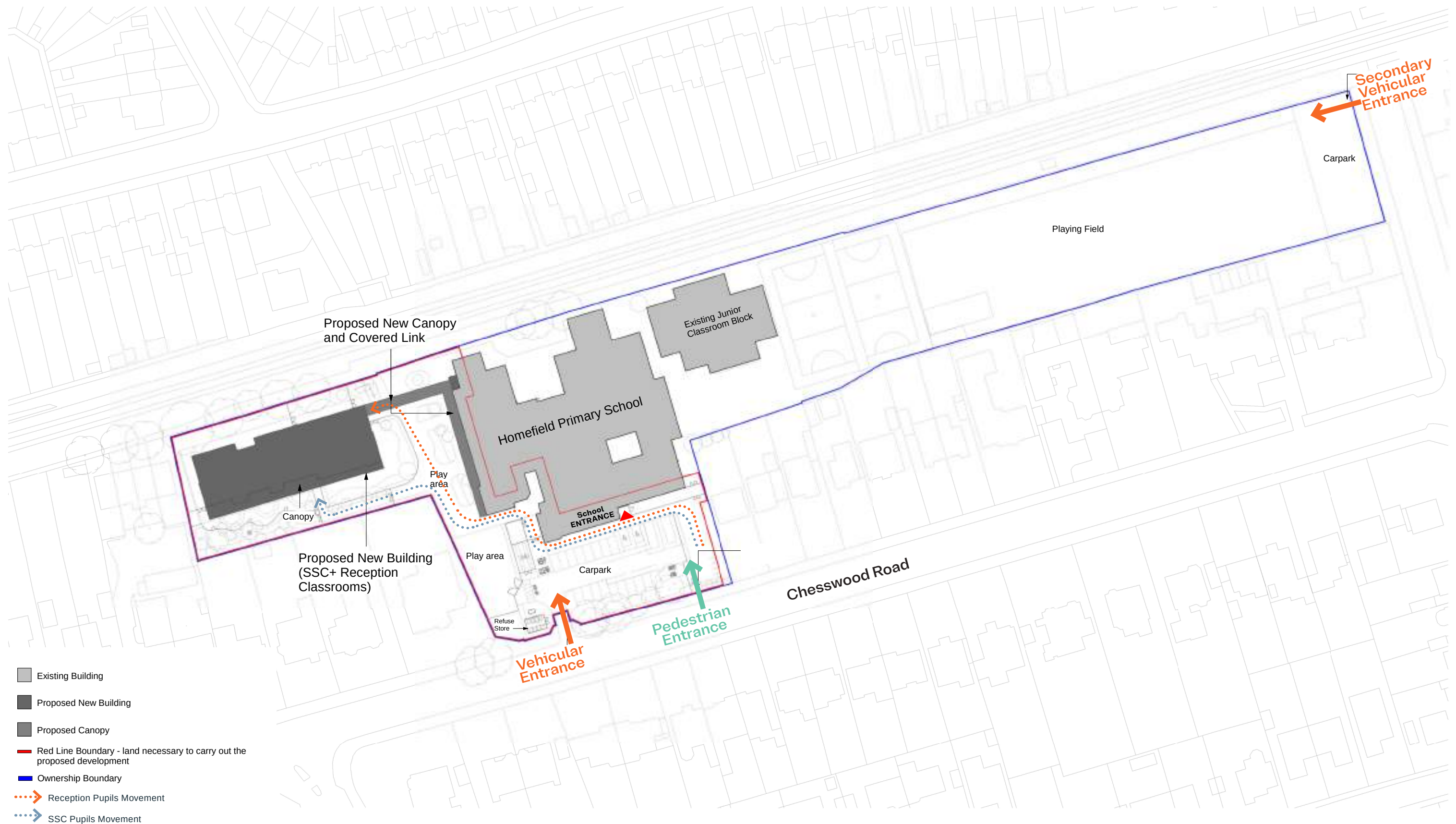
03.18 Sensory Outdoor Den



Sensory Teepee Elevations



03.19 Access & Movement





Nova North
11 Bressenden Plan
London
SW1E 5BY

www.atkinsrealis.com