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: AC/04/2107
Date Received: 2007
Fee:

1. APPLICANT

This application is made for and on behalf of the CHILDRENS AND YOUNG PEOPLE'S 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

OAKFIELD MIDDLE SCHOOL, IRENE AVENUE, LANCING, WEST SUSSEX

3. DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENDING AND REFURBISHING PARTS OF THE EXISTING SCHOOL, THE CONSTRUCTON OF THREE NEW EXTENSIONS AND ASSOCIATED EXTERNAL WORKS.

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 2.35 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. EXISTING OAKFIELD MIDDLE SCHOOL

If residential, state existing number of dwellings.....

and the number of any to be lost.....

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?.....

NEW SOAKAWAYS AND GREY WATER HARVESTING/STORAGE FACILITY

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

NEW CONNECTION INTO EXISTING SEWER

14. SPOIL

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

Where would the spoil/demolition rubble be disposed of? TBC

15. VEHICLE PARKING

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

Cars. 30 .....Other PROVISION FOR 64 BICYCLES (COVERED)

16. MATERIALS

Please state the materials to be used for:-

External Walls BRICK AND RENDER

Colour BRICK TO MATCH EXISTING, COLOURED RENDER (TBC) TO WALL PERPENDICULAR TO IRENE AVENUE

Roofing STUCCO EMBOSSED STANDING SEAM ALUMINIUM

Colour METALLIC SILVER

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 ATTACHED DOCUMENT REGISTER AND ISSUE SHEET

- 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 ..... Date 6.3.07

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

DST1

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) CHILDRENS AND YOUNG PEOPLE'S SERVICES Committee of West Sussex County Council

Date 6.3.07

*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.....
Oakfield Middle School, Irene Avenue, Lancing, W Sx, BN15 9NZ

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	388	630
3. Total number of classrooms	17	21
4. Total number of teachers	19	28
5. Total number of car parking spaces*	19	30

* 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?
878.66 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 6.3.07
~~County Secretary~~ Director for Children and Young People's Services
on behalf of the
of West Sussex County Council

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 Oakfield Middle School is to amalgamate with The Willows First School and become an all through primary school catering for children aged from 4 to 11. Currently, it provides education for pupils aged from 8 to 12. It is proposed that adaptations and extensions are undertaken so that, in total, the following accommodation is available:

- 21 Classbases
- Hall, Community Room and Studio
- ICT suite and Library
- Shared Practical and Teaching Areas
- 5 Group Rooms
- Administrative Accommodation including Staffroom, Offices and MI room
- Storage, Toilets and room for "Esteam".

Upon completion it is proposed that The Willows First School be vacated and the site offered for sale.

Environmental Statement

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO.
DATE RECEIVED

For the new five Classroom, two hall and ancillary accommodation extensions and refurbishment works at Oakfield Middle School, Irene Avenue, 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 and energy efficient exceeding building regulation requirements by 25%.

2. The building has very good levels of both natural light and 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 will be supplied from a Combined Heat and Power (CHP) system and will provide low cost energy to power equipment, lighting, etc.

6. Water saving techniques will be employed such as low flow taps and low flush WC's.

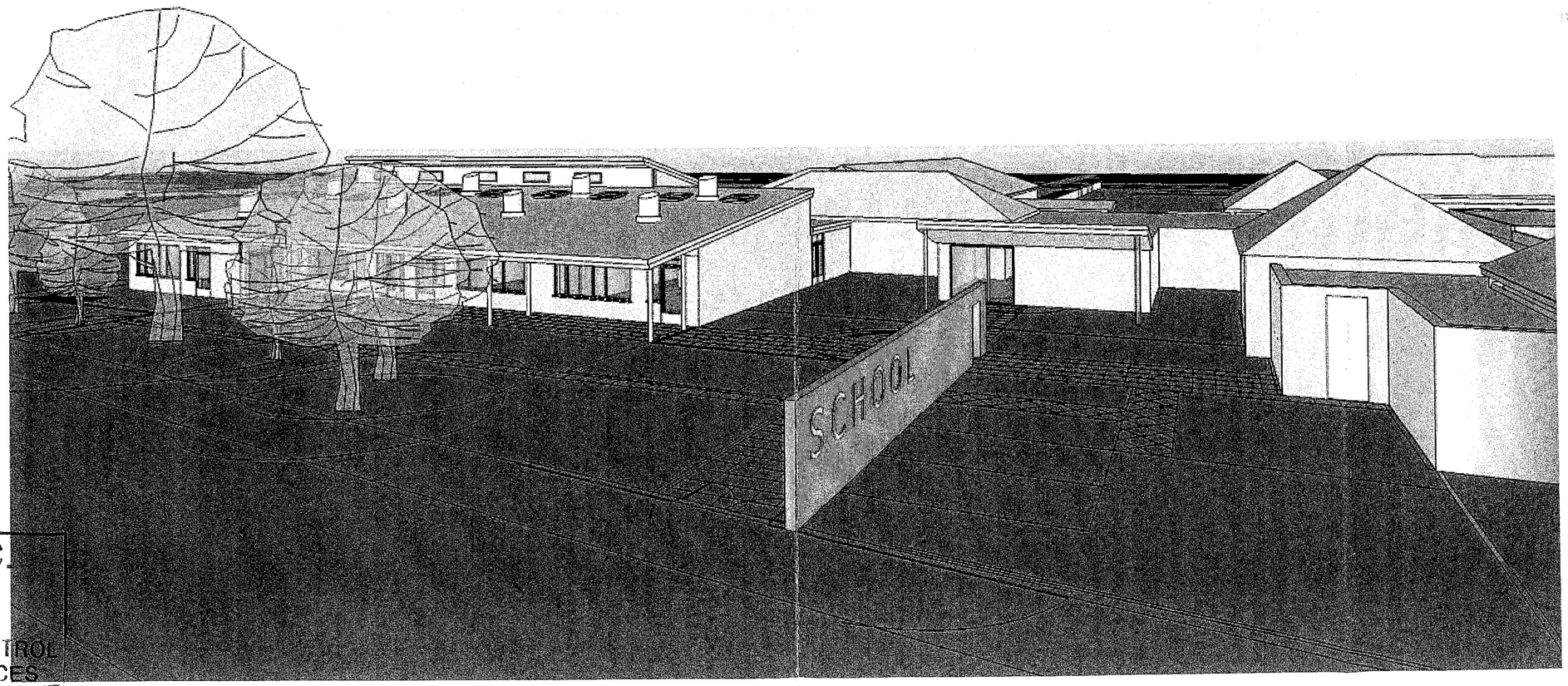
7. A BREEAM Initial Guidance Assessment has been undertaken to assess the sustainability of the proposals. We await the issue of this report.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Ardc1014267
DATE RECEIVED 14 MAR 2007

MD/LC/BQR
8 February 2007

Proposed Image

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Adc0442/07
DATE RECEIVED 14 MAR 2007



W.S.C.C.
16 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

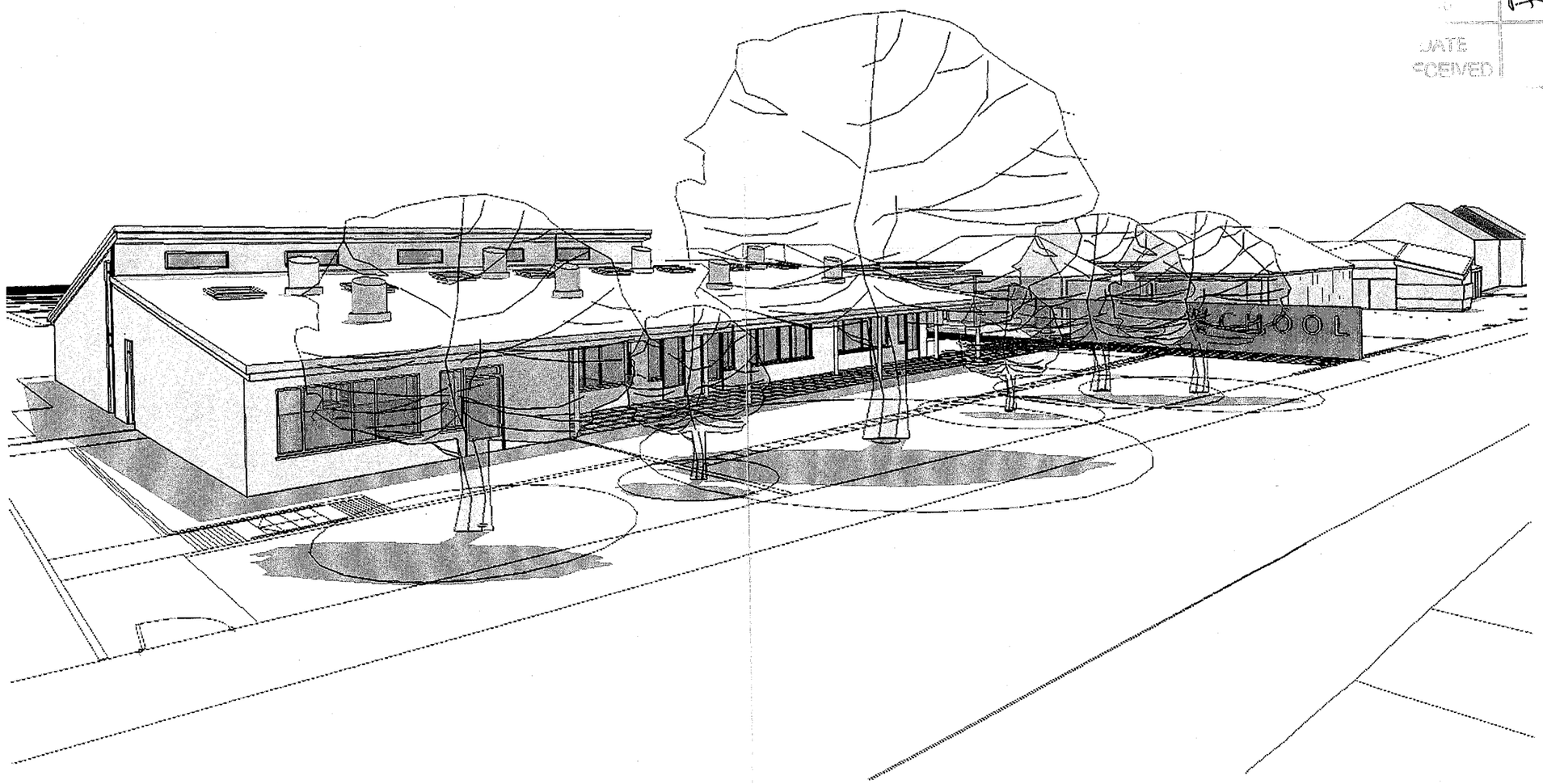
Oakfield Middle School – view from south west

r h partnership architects

Proposed Image

W.S.C.C.
06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

DISTRICT COUNCIL
PLANNING DIVISION
Ax/d42/07
DATE RECEIVED 04 MAR 2007

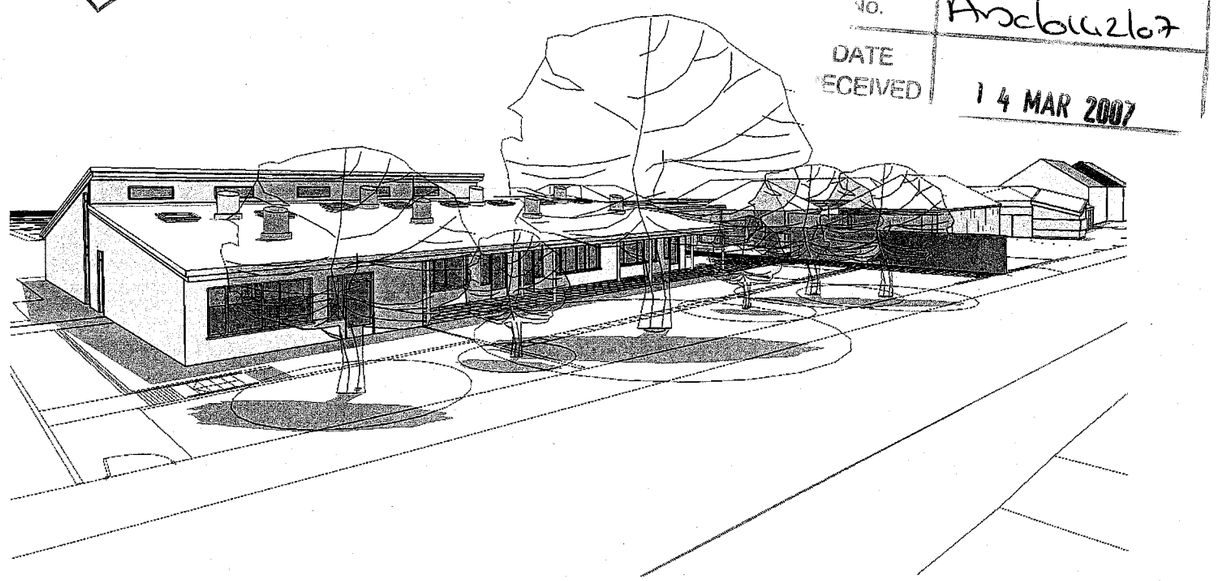


Oakfield Middle School – view from north west

r h partnership architects

W.S.C.C.
16 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

OUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Arc/04/2167
DATE RECEIVED 14 MAR 2007



r h partnership architects

1. INTRODUCTION and BACKGROUND

The current pattern of schooling in the majority of Adur District Council's authority is of separate first and middle schools with most children moving to secondary school at the age of 12.
In recent years the number of children attending primary schools in Adur has been falling with over 700 fewer children in schools than five years ago.
In September 2006, following extensive consultation, the Schools Organisation Committee concluded that the age at which pupils transfer to secondary school would be changed from 12 to 11 years old from September 2008.
To achieve this target new build extensions and adaptations are required to a number of schools across the region.
This particular project involves the amalgamation of Willows Primary School and Oakfield Middle Schools to form a 630 pupil, 3 Form Entry primary school. The proposal involves remodelling and extending the existing Oakfield Middle School to accommodate the pupils from Willows Primary School.

2. THE SITE

Oakfield Middle School is located on Irene Avenue, Lancing, West Sussex. The existing site slopes gently down from the higher west boundary to the lower east boundary.
The front of the school is west facing with the grass playing fields located to the north and hard play areas located to the south.
Staff and visitor car parking is positioned to the north west of the school with vehicular and pedestrian access into the school from Irene Avenue.
The school is predominately single storey, load bearing masonry construction with flat felt, hipped and half hipped pan-tile roofs.
The surrounding context is predominately two storey semi-detached houses, with Willows Primary School located to the north.

3. SITE STRATEGY

The proposed site layout has been developed following a process of site analysis and consultation with the school and West Sussex County Council. The key elements of the proposed site layout are as follows:

- The main extension to the school will be located to the north-west of the existing building, incorporating the site of the HORSA hut which is to be demolished. It will serve to unify the disparate nature of the existing school buildings and a repositioned main entrance will give access to the heart of the new primary school. The new entrance will be formed by extending, remodelling and upgrading the fabric of the existing changing rooms and WC's.

- The works will be undertaken with minimal disruption to the existing school and the intention is for the school to remain fully operational throughout the building process.

- A smaller extension to the north east of the of the existing building will accommodate the WC and changing facilities lost in the provision of the staff and entrance areas, providing new WC's for one Year 1 and three Year 2 classbases. These facilities will be in close proximity to the swimming pool and playing fields.

- To ease the current congestion in Irene Avenue, a new pedestrian and vehicular access (to the staff car park and delivery area) is proposed from West Lane. Visitor and disabled visitor/staff car parking spaces will be accessed from Irene Avenue.

- Both new entrances focus around 'village squares'. These outdoor spaces will provide safe delivery and collection points for the younger children, and also a setting for extra-curricular school events.

- The intention is to retain the trees lining Irene Avenue, opposite the new main extension. However, it will be necessary to remove two trees, one adjacent to the HORSA hut (which will be replaced by an oak in the west 'village square') and one in the playing field in the north east corner of the proposed car park.

- External areas of sports pitches, habitat, soft play, hard play and courts are provided around the site in accordance with Building Bulletin 99. The current northern site boundary will have to be moved north to accommodate the required areas.

4. ACCOMODATION SCHEDULE / CAR PARKING PROVISION

The brief stated that the following total accommodation was to be provided by way of remodelling/refurbishing parts of and extending the existing school:

- 21 Classbases
- Small Hall, Community Room and Studio
- ICT suite and Library
- Shared Practical and Teaching Areas
- 5 Group Rooms
- Administrative Accommodation including Staffroom, Offices and MI room
- Storage, Toilets and room for 'Esteam' catering facilities.

The parking provision will be increased to a total of 30 car parking spaces. 26 of these are located off West Lane and 2 accessible staff/visitor and 2 visitor spaces are located off Irene Avenue.

5. FLOOR PLANS

The proposed layout organises the school into two halves separated by the administrative 'heart' of the school formed by the reception, office accommodation, head teacher's office and staff work and social spaces. The year groups move consecutively around the school, in a clockwise direction starting with the reception children, the circle being closed by Year 6.

- The main new extension will provide three Reception and two Year 1 Classbases, a Small Hall, Community Room and ancillary accommodation, while parts of the existing school will be remodelled and upgraded to provide appropriately sized teaching accommodation for Years 3, 4, 5 and 6, specialist practical teaching spaces and ancillary accommodation, all in accordance with Building Bulletin 99.

- Reception, Year 1 and Year 2 classrooms will each have direct access to a designated outdoor teaching space and are served by WC's, cloakrooms and storage spaces.

- The younger children can enter the extended school from the outdoor teaching space outside their classbases or from the west 'village square' into a wide corridor with a visual link to the playing fields and the South Downs beyond. Reception and two new Year 1 classbases are arranged on either side of the corridor with the Community Room and Small Hall acting as a book end to the new extension.

- Remodelling work will be carried out to parts of the existing school building to provide classrooms and specialist practical accommodation, to the required sizes, in accordance with Building Bulletin 99.

6. SECTIONAL / SERVICING STRATEGY

A number of factors have driven the sectional arrangement of the proposed extension, summarised below:

- The provision of sufficient natural daylight into the teaching spaces. This is provided by full height glazing to perimeter walls supplemented by roof lights deeper in the plan.
- The provision of as many naturally ventilated spaces as possible, which will minimise the requirement to mechanically service the building, reducing build and lifetime costs associated with maintenance. Natural ventilation is achieved by roof-mounted ventilation terminals, which can be supplemented by openable windows as weather conditions permit.
- Deep eaves are provided to the west-facing Reception classbases to minimise excessive solar gain in the summer months, and to provide a protected outdoor teaching space.
- The tall circulation space acts as the main distributor for mechanical and electrical services and is naturally lit by clerestory glazing. The ancillary accommodation within the circulation space will not extend full height, articulating the space and creating visual interest.
- The most efficient plan arrangement is to access accommodation from both sides of the circulation space.

7. ELEVATIONAL TREATMENT / MATERIALS

The proposals have been designed to symbolise the beginning of a new period in the development of the school and to strengthen the school's presence on Irene Avenue, whilst retaining the suburban scale of the location.

The main extension has been designed to respond to its contemporary context and function, having its own identity and contrasting with the existing school buildings.

The proposed external materials to the main extension are brick (to match the existing), mill finished aluminium window frames, eaves, soffits & fascias, glass and a standing seam aluminium roof. These have been used in a contemporary way, appropriate for a new educational building, expressing the function and requirements of the brief.

The use of brickwork provides robustness and a visual link with the existing building. The large areas of glazing and rooflights maximise natural daylighting and reduce energy use whilst the large span roofs economically and efficiently encompass the accommodation.

The new entrance to the school is identified by a long rendered wall (with signage), perpendicular to Irene Avenue, which draws people toward the canopied area in front of the reception.

For practical reasons the smaller areas of new build have been viewed as extensions of adjacent existing buildings.

8. 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 requirements of the Building Regulations.
- Good levels of natural daylight through the use of large windows, roof lights and clerestory glazing, helping to minimise the use of artificial lighting.
- Good levels of natural ventilation provided by the use of roof mounted ventilation terminals and opening windows, eliminating the need for mechanical air conditioning.
- Wherever possible sustainable materials rated 'A' in the Green Guide to Specification, have been used.
- Low energy/energy saving electrical features would include:-
  - High frequency florescent lighting
  - Daylight dimming to some areas
  - Occupancy sensing to WC's, Corridors, Stores and other ancillary areas
  - Automatic controls for the natural ventilation system will manage the flow of air through the building and are interlinked to the heating system, helping to ensure the most efficient use of energy.
  - Detectors in the ventilation control system will regulate the flow of air to prevent the build up of excessive levels of Carbon Dioxide.
- Energy efficient mechanical features would include:-
  - A Combined Heat and Power (CHP) system will provide low cost energy to power equipment, lighting, etc and also hot water for the under-floor heating and for sanitary facilities.
  - Water saving techniques, such as low flow aerating type taps, low flush WC's.
  - Rain Water Harvesting to collect rainwater to supply WC's.

9. ACCESS

9.1 Pedestrian and Vehicular Access

- A new pedestrian access is being provided from West Lane adjacent to, but separate from, the entrance to the staff car park. There is one retained existing and two proposed pedestrian entrances onto the site from Irene Avenue. The most northerly entrance serves the Community Room and can be isolated from the rest of the school grounds, as required, to prevent unauthorised access.
- Staff and pupil bicycle storage is located in the south west corner of the site, accessed via an existing service vehicle entrance from Irene Avenue. A total of 64 bicycle spaces have been provided.
- The existing car park and vehicular access off Irene Avenue is being relocated to the east side of the site, accessed from West Lane. A small car park with 2 visitor and 2 disabled visitor/staff parking space is being provided near the main school entrance off Irene Avenue. A total of 30 spaces are provided.
- Emergency vehicles can access the school site from both car parks. A delivery bay and four motor cycle spaces are provided in the staff car park.
- A travel plan for the proposed amalgamated school is currently being developed by relevant parties and will be submitted under separate cover.

9.2 Inclusive Access

- The new school entrance area has level access from both Irene Avenue and West Lane and from the two car parks. Changes in level are accommodated by ramps and sloped sections of path, satisfying Part M of the Building Regulations and the Disability Discrimination Act. Two disabled staff/visitor parking spaces are provided in the car park off Irene Avenue.

- New lighting columns and wall lights illuminate access routes up to the school from both new car parks and the pedestrian routes onto the site.

- The Community Room has level access from Irene Avenue and incorporates wheelchair/accessible facilities.

- Existing floor levels in the original part of the school vary, with a single low step (or less commonly, a ramp) up into the teaching spaces from the main corridor. The more recent extensions have floors that are level with the corridor. The most recent of which (in the north east corner of the building), has three ramps to accommodate the slope in the site. The floors in the proposed extensions are level and flush with the floors in adjacent linked areas.

- A disabled/accessible WC & shower facility has been provided for staff and an accessible WC for visitors, in the new school entrance area. Pupil disabled facilities are provided in the existing building and also in the new changing facilities.

- Corridor widths in the proposed extensions are Part M/DDA compliant.

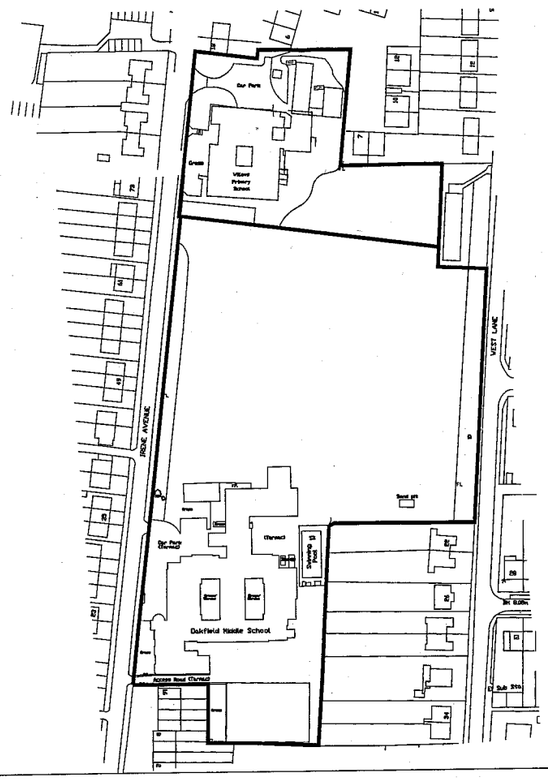
This drawing is not to be scaled except for planning purposes. The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions

Notes

The site boundaries identified are not legally defined boundaries.



02/100 Existing site plan
Scale 1:500



01/100 Location plan
Scale 1:1250

N

Rev	Date + notes	Drwn	Chkd
02	2007-02-22 Issued for planning	MD	PN
01	2006-11-03 Minor amendments	MD	–
0	2006-08-18 First Issue	LT	MD

R H Partnership Architects

15 Bond Street Brighton BN1 1RD
Tel 01273 738563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield and Willows

Drawing
Location Plan and Existing Site Plan

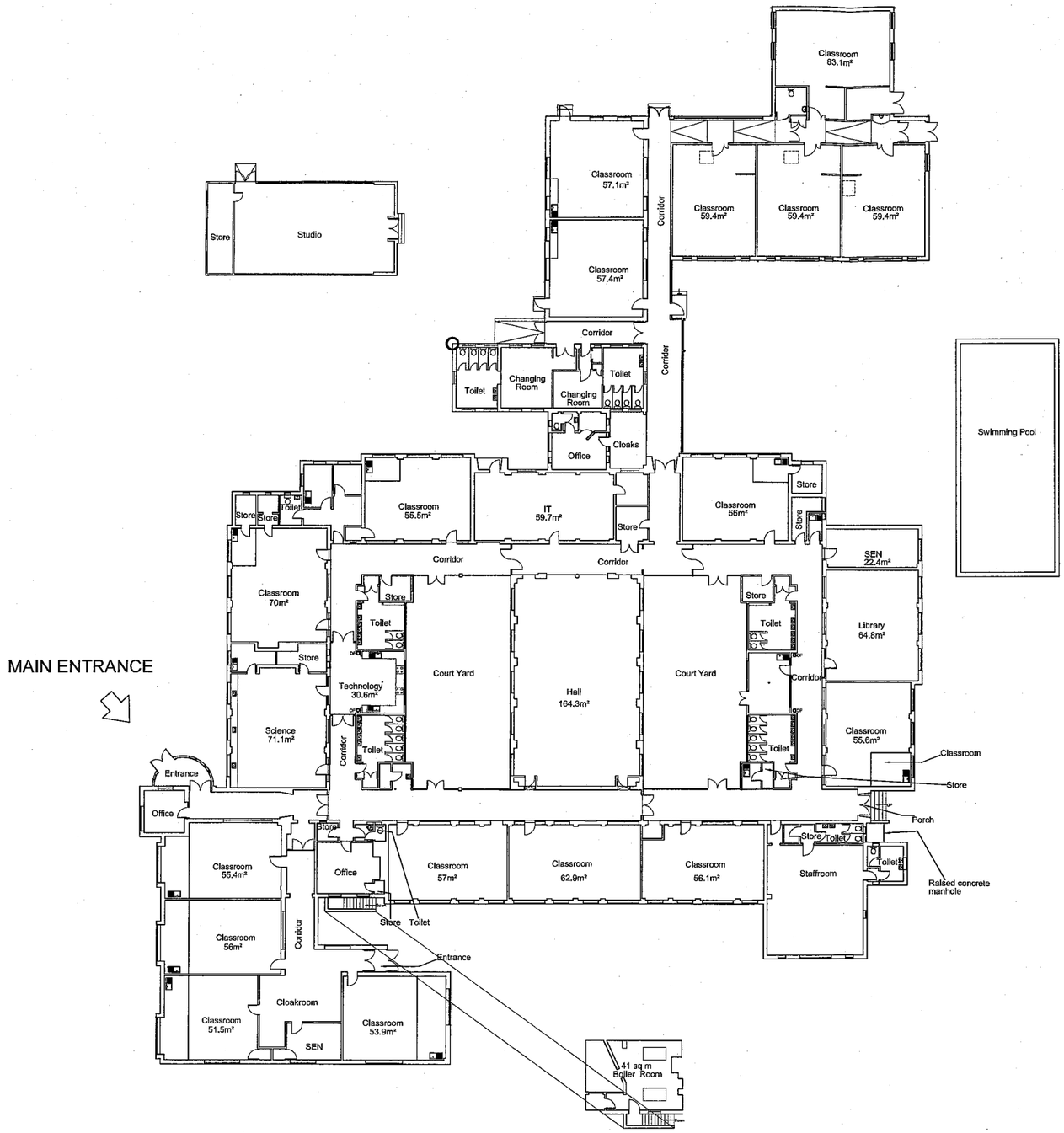
Job Ref	Dwg No			Revision
BQR	100			02
Scale(s)	Size	Date	Drwn	Chkd
1:500 & 1:1250 @A1	A1	Aug 06	LT	MD

Status
Planning

This drawing is not to be scaled except for planning purposes. The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions

Notes

The existing ground floor layout is not based on survey information undertaken as a part of the Age of Transfer project. R H Partnership Architects can take no responsibility for any discrepancies that may occur between the drawn information and on-site conditions.



Basement

N

Rev	Date + notes	Drwn	Chkd
01	2007-02-22 Issued for planning	LT	MD
0	2006-06-16 First issue	LT	MD

R H Partnership Architects

15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield and Willows

Drawing
Existing Ground Floor Plan

Job Ref	Dwg No		Revision
BQR	101		01
Scale(s)	Size	Date	Drwn Chkd
1:200@A1	A1	Aug 06	LT MD

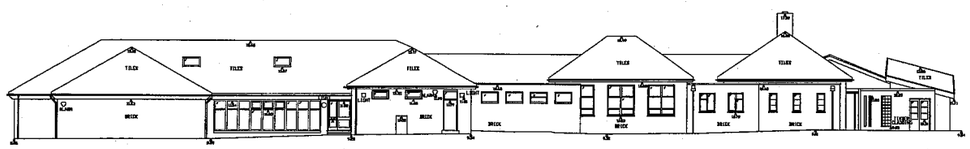
Status
Planning

This drawing is not to be scaled except for planning purposes. The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions

Notes



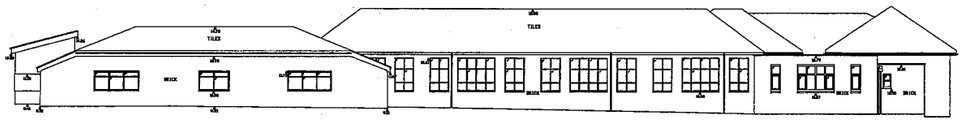
01/102 West elevation (to Irene Avenue)
Scale 1:200



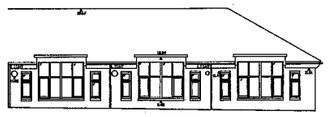
02/102 North elevation (to playing field - Horsa hut omitted for clarity)
Scale 1:200



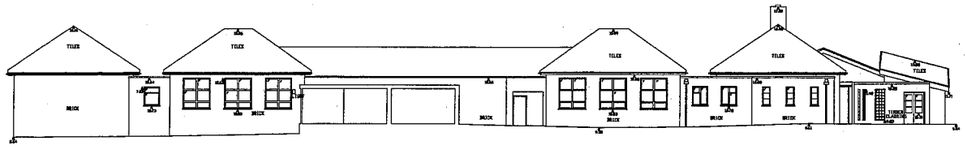
03/102 East elevation (to West Lane)
Scale 1:200



04/102 South elevation (part)
Scale 1:200

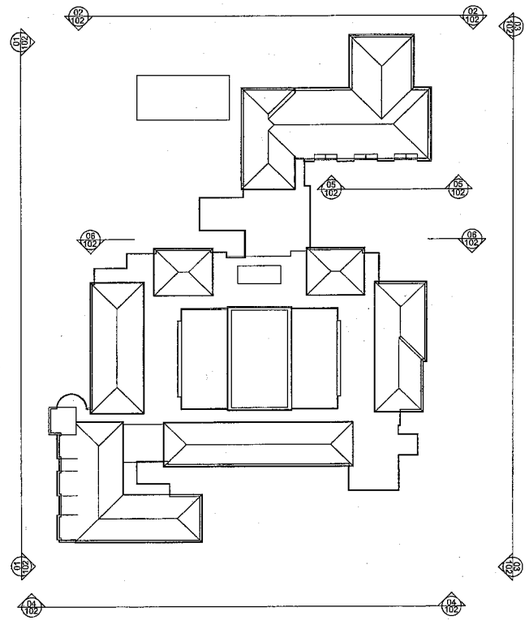


05/102 South Elevation (part)
Scale 1:200



06/102 Sectional elevation (North)
Scale 1:200

20/102 Key plan
Scale 1:500



N

Rev	Date + notes	Drwn	Chkd
0	2007-02-22 Issued for planning	LT	MD

R H Partnership
Architects

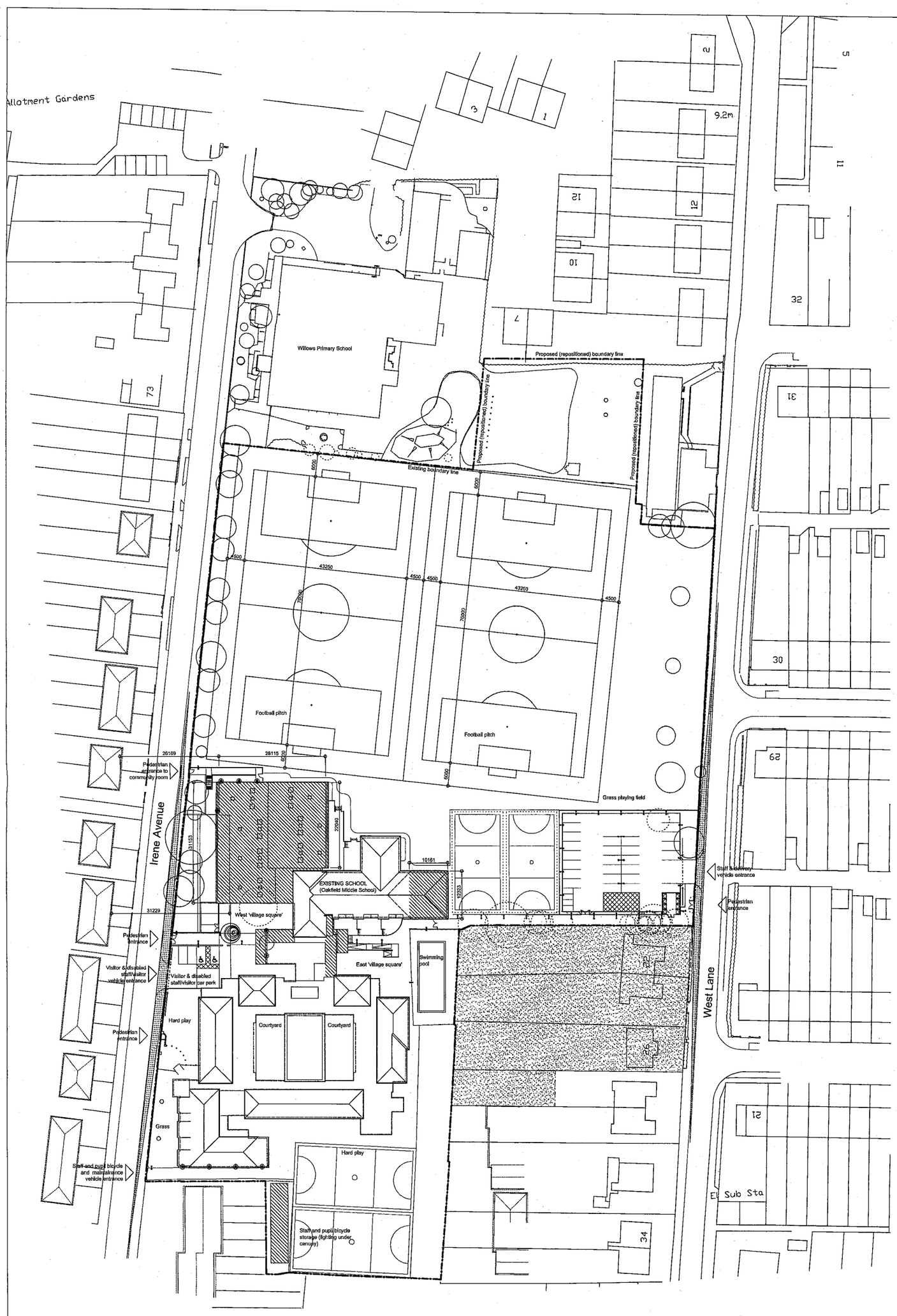
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield Middle School Irene Avenue
Lancing

Drawing
Existing Elevations

Job Ref	Dwg No		Revision
BQR	102		0
Scale(s)	Size	Date	Drwn / Chkd
1:200@A1	A1	Jan 07	LT / MD

Status
Planning



This drawing is not to be scaled except for planning purposes. The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions

Notes

The site boundary identified is not a legally defined boundary.

Key:

- Proposed new build
- Visibility sight lines from car park entrances
- Trees to be removed
- Trees to be retained
- Proposed new tree
- New lighting columns (single and double headed)
- New wall mounted lights
- Appprox area of adjacent site being redeveloped

N

Rev	Date + notes	Drwn	Chkd
03	2007-02-22 Issued for planning	MD	PN
02	2006-12-15 Design Development	MD	–
01	2006-11-10 Design Development - Stage C approval issue	MD	–
0	2006-11-03 First Issue	MD	–

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed site plan

Job Ref	Dwg No			Revision
BQR	040			03
Scale(s)	Size	Date	Drwn	Chkd
1:500@A1	A1	Nov 06	MD	–

Status
Planning

This drawing is not to be scaled except for planning purposes. The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions

Notes

Irene Avenue

West lane

Chain link fence

Kerb line

Existing tree to be removed

Dashed line indicates root protection area.

Sliding gates

Courts

Deliveries and turning

Tarmac path

Bin store

pedestrian access

Existing trees to be removed

Approximate area of adjacent site being redeveloped

Community Room

Tea point

Small Hall

Reception Classroom 1

Reception Classroom 2

Reception Classroom 3

Covered Outdoor Play Space

hard play

Soft play

Existing trees retained

Existing tree to be removed

West 'Village Square'

Entrance Lobby

Reception

Pedestrian entrance

Bow top fence on low level brick wall

2400 m high coloured rendered wall with 'school name' signage both sides

visitor 1

visitor 2

Max 1:21 slope up to road

Sliding gates

fence

Y1 Classroom 1

Y1 Classroom 2

Y1 outdoor teaching

Raised decking

Year 1 Classroom 3

PE Equip Store 8.4 sq m

Year 2 Classroom 1

Year 2 Classroom 2

Year 2 Classroom 3

Y2 outdoor teaching

Raised decking

East 'Village Square'

Plant Room 24 sq m

Server Cabinets and Switchgear

Changing Rooms (Main Sports Hall) 89.5m²

Changing Rooms (Small Hall) 27.5m²

Caretakers office

Female changing

Male changing

DWC

Female changers office

Chemistry Prep

Swimming pool

5m high lighting columns

Wall mounted lighting

Grass

Tarmac

Max 1:21 slope up to decking

Max 1:21 slope up to ramp

Max 1:21 slope up to ramp

Staff bicycles

Staff motorcycles

Shelving bay

Year Six Classroom 1 56.3m²

Year Six Classroom 2 56.3m²

Year Six Classroom 3 56.3m²

Year Six Classroom 4 56.3m²

Library 55.6m²

IT 59.7 m²

Year Three Classroom 1 56m²

Year Three Classroom 2 54.4m²

Year Three Classroom 3 55.6m²

Corridor

Store

Toilet

Court Yard

050 Hall

Year Five/Year Six Shared Teaching Space 55.4 m²

Year Five Classroom 1 56m²

Year Five Classroom 2 51.5 m²

Year Five Classroom 3 53.9m²

Cloakroom

Classroom

Year Four Classroom 1 57.0 m²

Year Four Classroom 2 62.9m²

Year Four Classroom 3 56.1m²

Year Four Classroom 4 57.0m²

Interview/ meeting room 10.8msq

Y5 &a'6 hard play

Y5 & Y6 soft play

Tarmac

courts

Existing vehicular access

Key:

Existing walls demolished

Refurbished areas

Proposed new build

FLOOR AREAS

Proposed
Gross internal area of proposed new build = 826.97msq
External footprint area of proposed new build = 878.09msq

Existing (including Horse hut)
Gross internal area of existing building = 2550.14msq
External footprint area of existing building = 2997.05msq

N

Rev	Date + notes	Drwn	Chkd
10	2007-02-22 Issued for planning	MD	PN
09	2007-01-12 Internal double doors to plant room omitted. Premises managers office added. Steps added between external teaching areas. Fence and flat roof cover added to staff bicycle parking area. Specialist stores amalgamated.	MD	–
08	2006-12-15 Design Development	MD	–
07	2006-11-24 Design Development	MD	–
06	2006-11-10 Design Development - Stage C approval issue	MD	–
05	2006-11-01 Design Development	MD	–
04	2006-10-21 Design Development	MD	–
03	2006-10-20 Design Development	LT	MD
02	2006-10-06 Design Development	LT	MD
01	2006-09-06 Minor amendments	LT	MD
0	2006-08-18 First issue	LT	MD

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 739563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield Middle School Irene Avenue
Lancing

Drawing
Proposed ground floor plan

Job Ref	Dwg No		Revision
BQR	011		10
Scale(s)	Size	Date	Drwn / Chkd
1:200@A1	A1	Aug 06	LT / MD

Status
Planning

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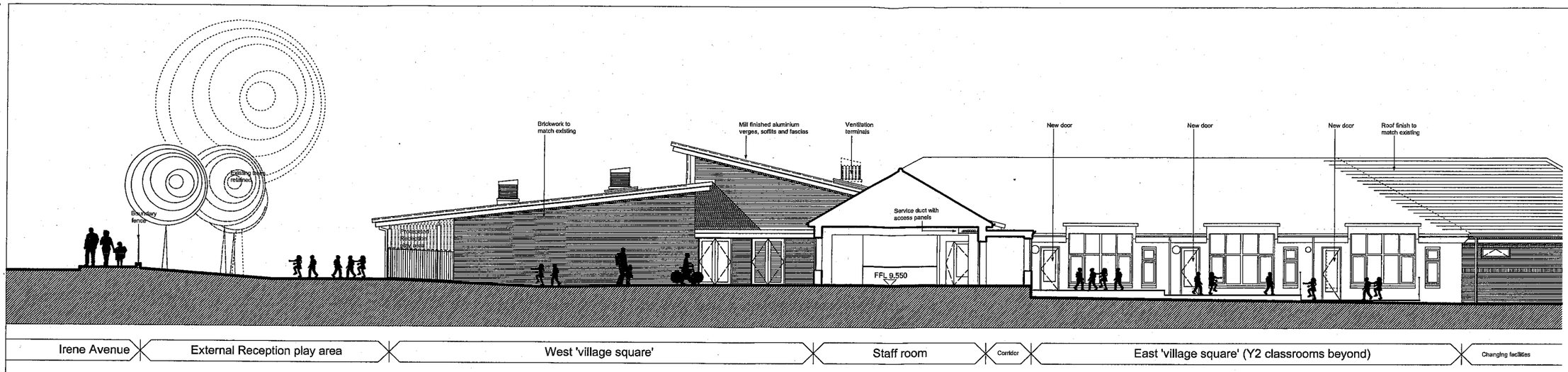
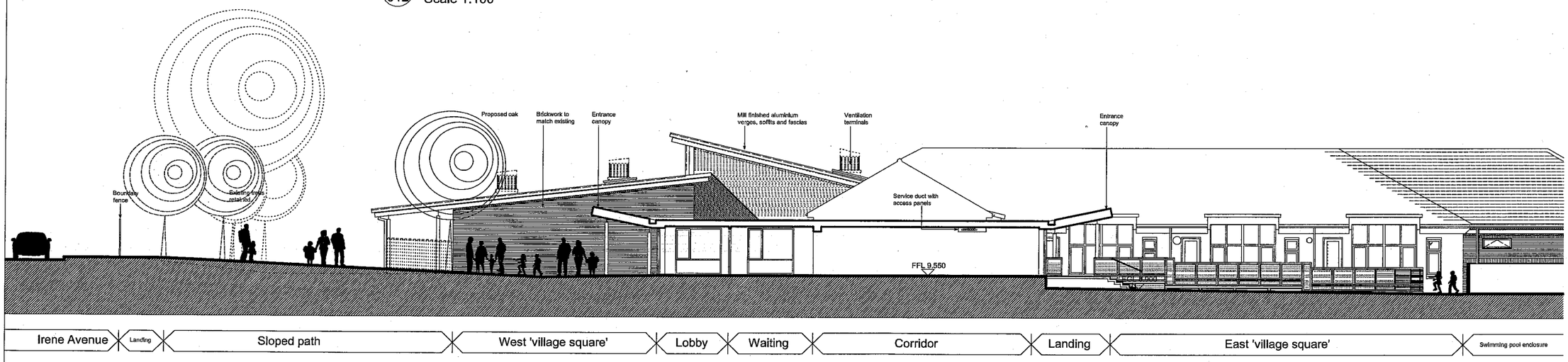
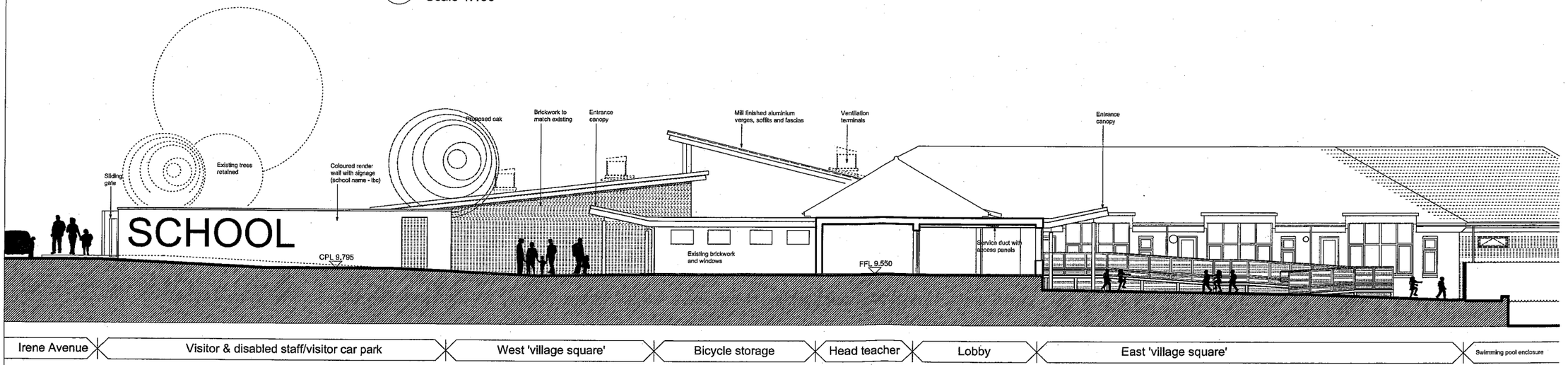
Notes



DD 012 Sectional elevation DD
Scale 1:100



EE 012 Sectional elevation EE
Scale 1:100



FF 012 Sectional elevation FF
Scale 1:100

Rev	Date + notes	Drwn	Chkd
04	2007-02-22 Issued for planning	MD	PN
03	2006-12-15 Design development	MD	–
02	2006-11-10 Design Development - Stage C approval issue	MD	–
01	2006-11-01 Design development	MD	–
0	2006-10-01 First Issue	MD	–

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed elevations and sections

Job Ref	Dwg No		Revision
BQR	012		04
Scale(s)	Size	Date	Drwn / Chkd
1:100@A1	A1	Aug 06	MD / –

Status
Planning

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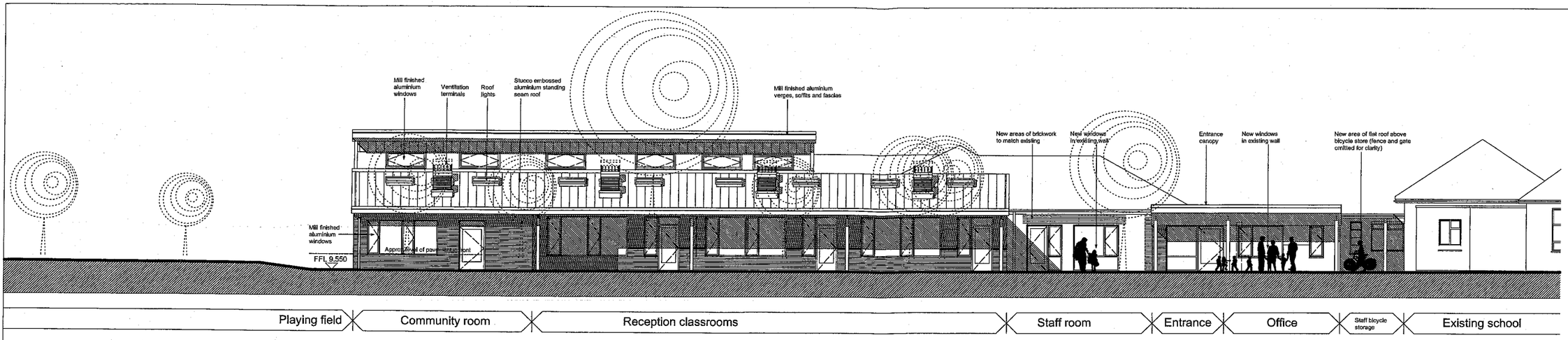
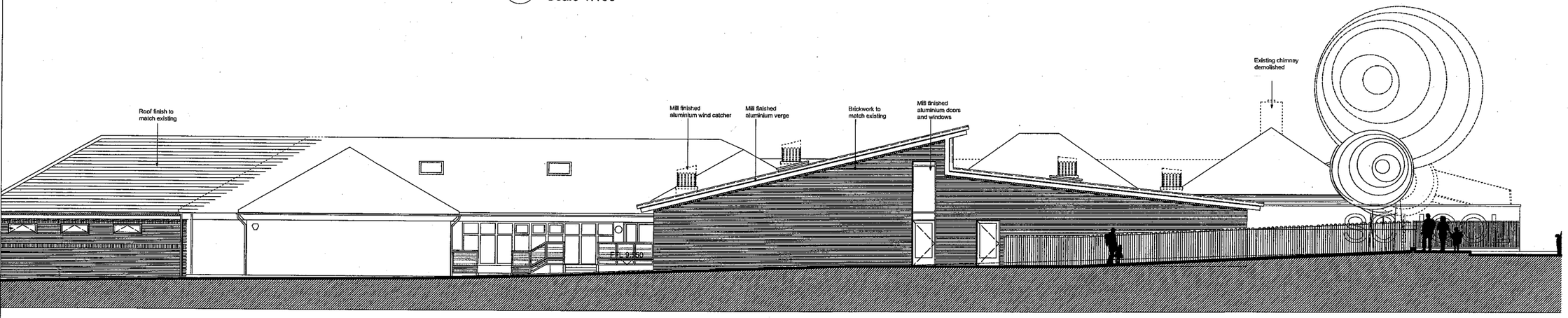
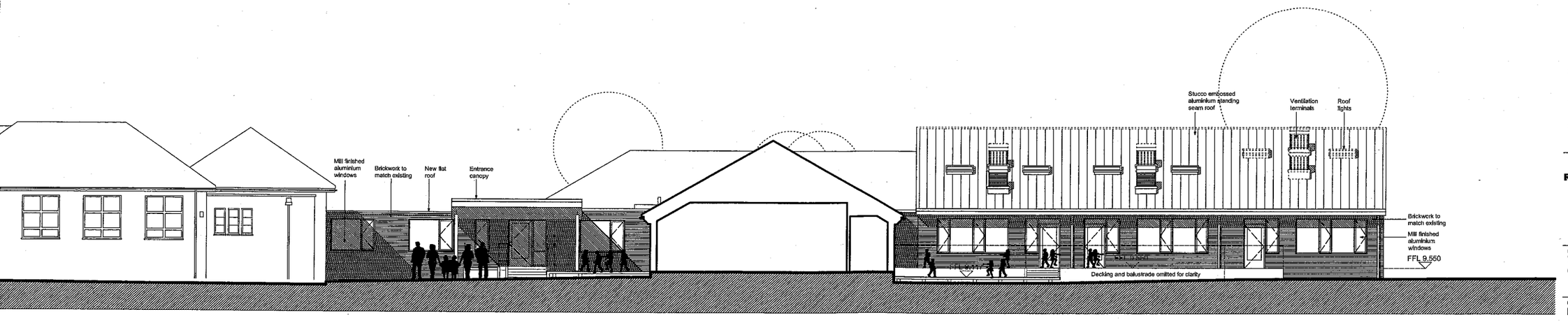
Notes



01/013 West elevation (to Irene Avenue)
Scale 1:100



02/013 North elevation (to playing field)
Scale 1:100



CC/013 Sectional elevation CC
Scale 1:100

Rev	Date + notes	Drwn	Chkd
03	2007-02-22 Issued for planning	MD	PN
02	2006-12-15 Design Development	MD	–
01	2006-11-10 Design Development - Stage C approval issue	MD	–
00	2006-11-01 First issue	MD	–

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729183
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed elevations and sections

Job Ref	Dwg No		Revision
BQR	013		03
Scale(s)	Size	Date	Drwn / Chkd
1:100@A1	A1	Aug 06	MD / –

Status
Planning

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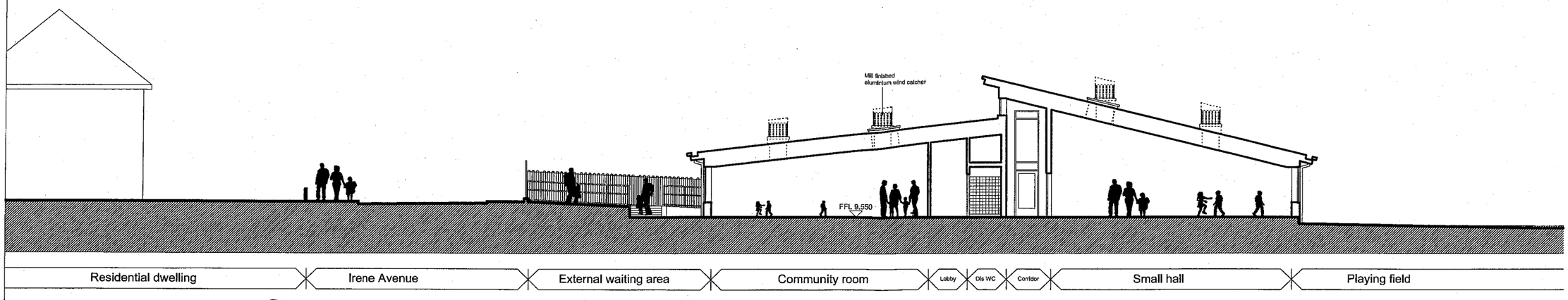
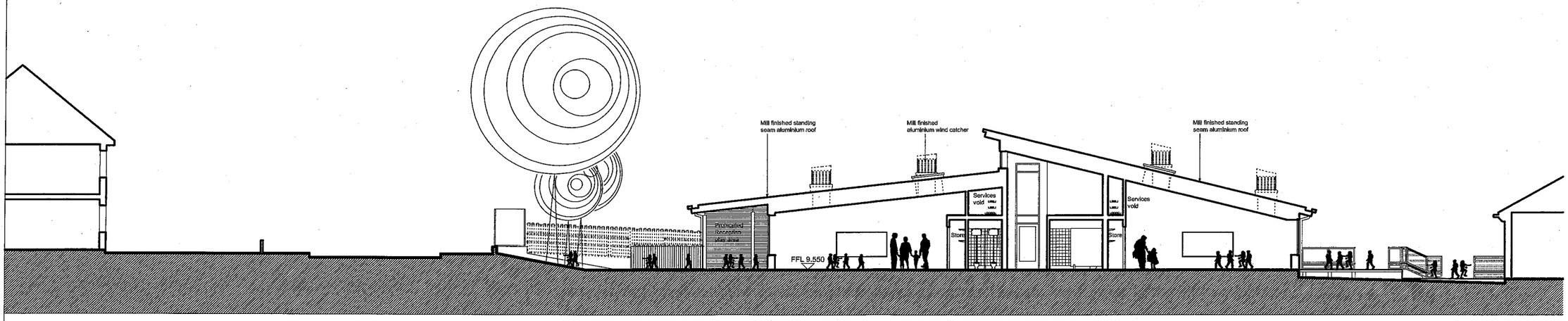


AA 014 Section AA
Scale 1:100



BB 014 Section BB
Scale 1:100

Rev	Date + notes	Drwn.	Chkd
03	2007-02-22 Issued for planning	MD	PN
02	2006-12-15 Design Development	MD	--
01	2006-11-10 Design Development - Stage C approval issue	MD	--
00	2006-11-01 First issue	MD	--

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed elevations and sections

Job Ref	Dwg No		Revision
BQR	014		03
Scale(s)	Size	Date	Drwn Chkd
1:100@A1	A1	Aug 06	MD --

Status
Planning

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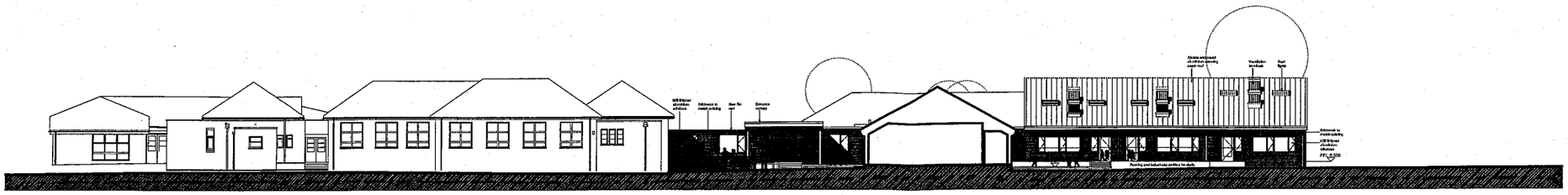
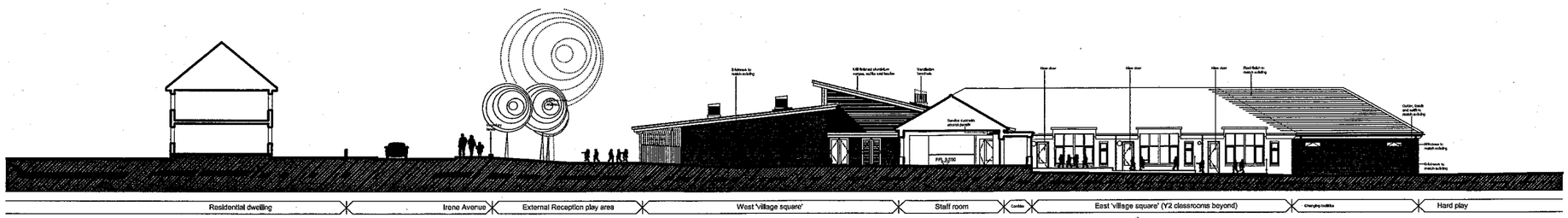
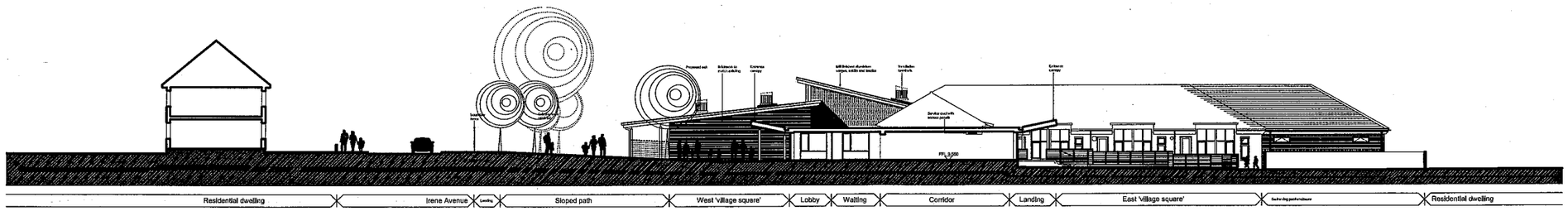
Notes



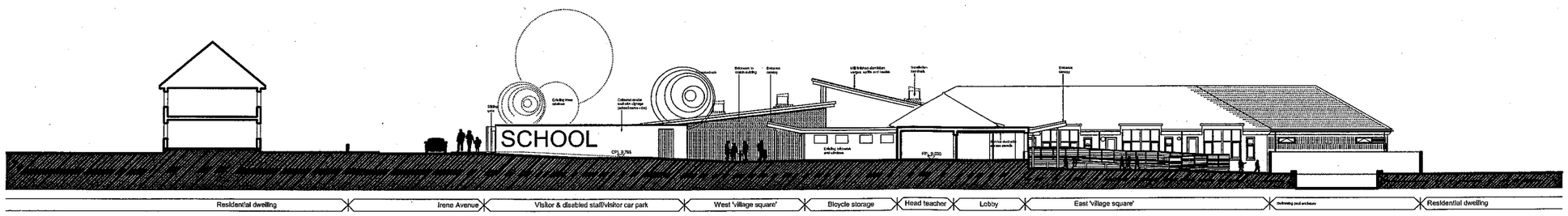
CC 016 Sectional elevation CC
Scale 1:200



DD 016 Sectional elevation DD
Scale 1:200



EE 016 Sectional elevation EE
Scale 1:200



FF 016 Sectional elevation FF
Scale 1:200

Rev	Date + notes	Drwn	Chkd
00	2007-02-22 Issued for planning	MD	PN

R H Partnership
Architects

16 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed contextural elevations and sections

Job Ref	Dwg No			Revision
BQR	016			00
Scale(s)	Size	Date	Drwn	Chkd
1:200@A1	A1	Aug 06	MD	–

Status
Planning

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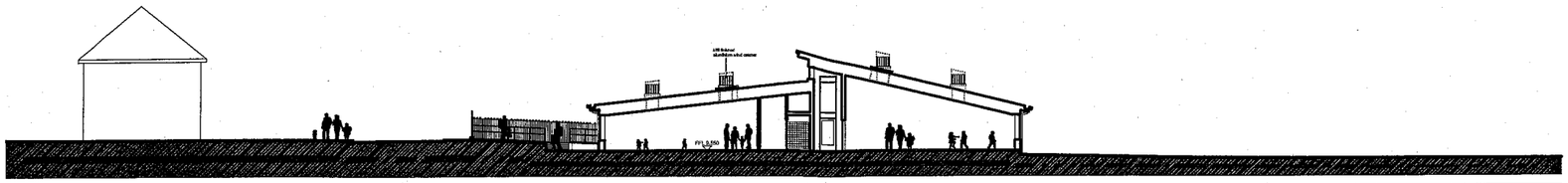
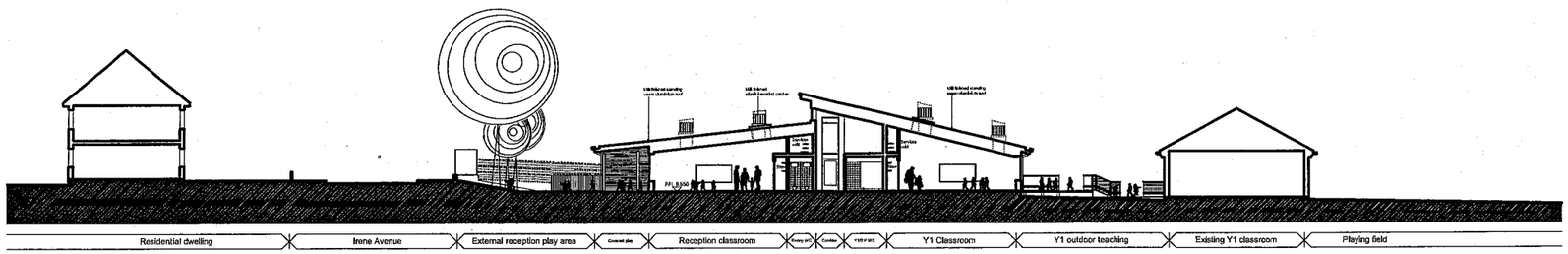
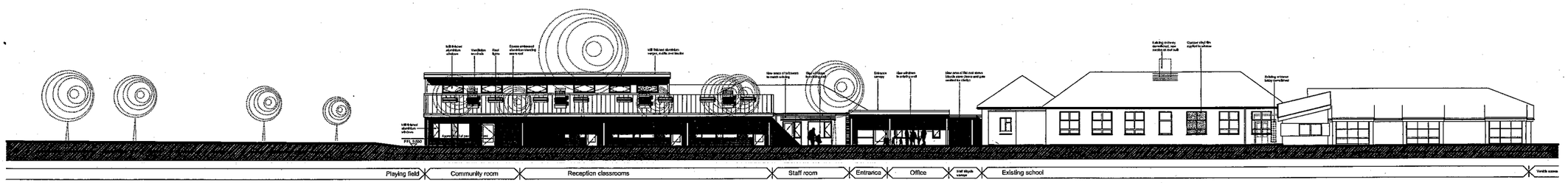
Notes



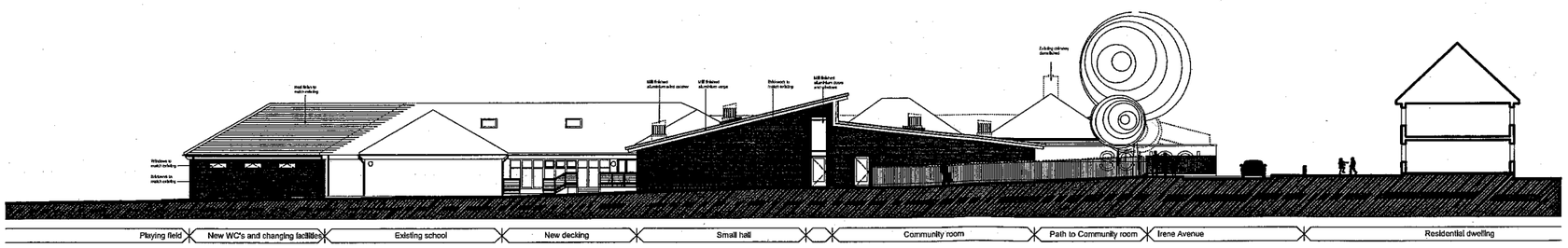
01/017 Section AA
Scale 1:200



02/017 Section BB
Scale 1:200



03/017 West elevation (to Irene Avenue)
Scale 1:200



04/017 North elevation (to playing field)
Scale 1:200

Rev	Date + notes	Drwn	Chkd
00	2007-02-22 Issued for planning	MD	PN

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 738563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

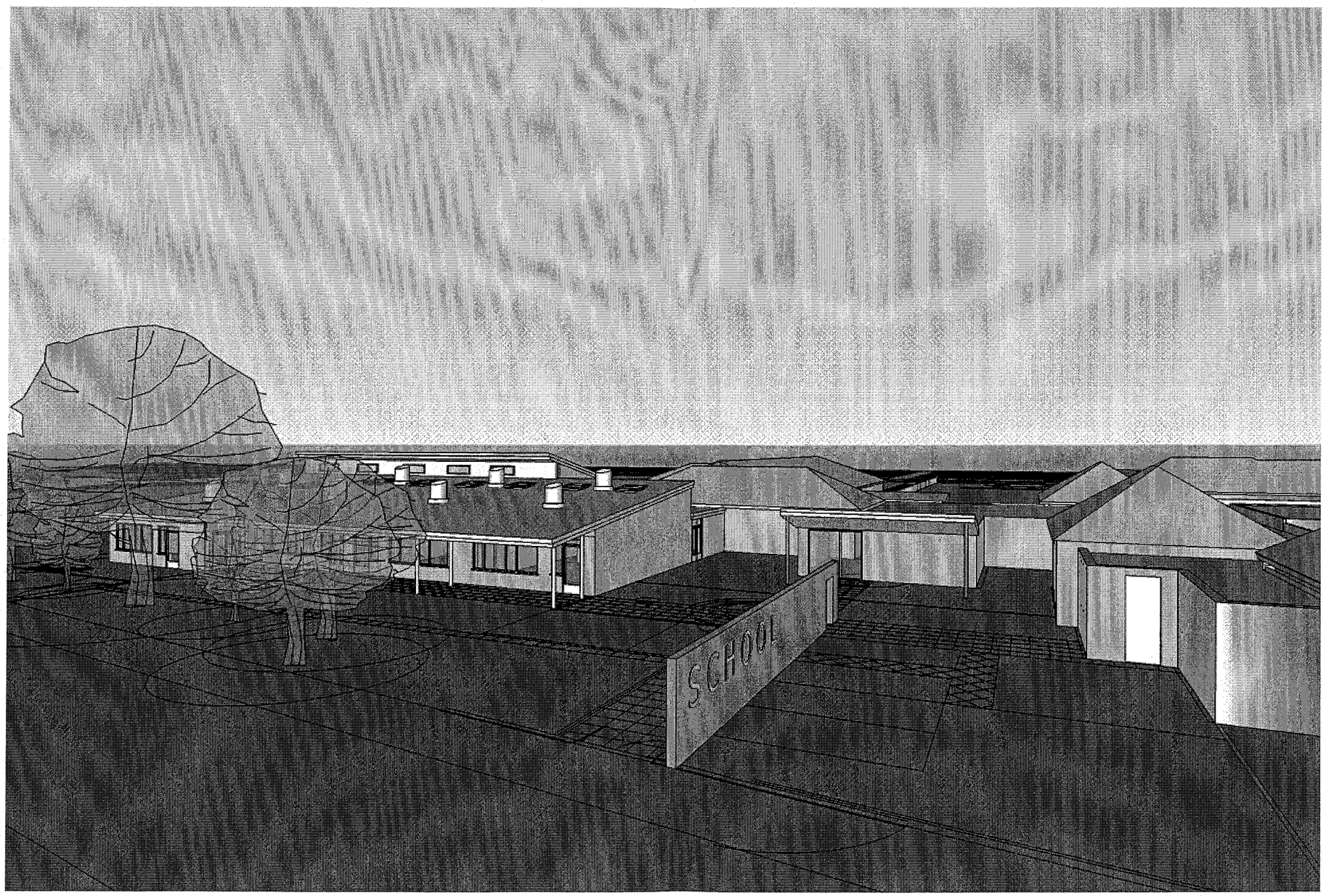
Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed contextural elevations and sections

Job Ref	Dwg No		Revision
BQR	017		00
Scale(s)	Size	Date	Drwn / Chkd
1:200@A1	A1	Aug 06	MD / –

Status
Planning

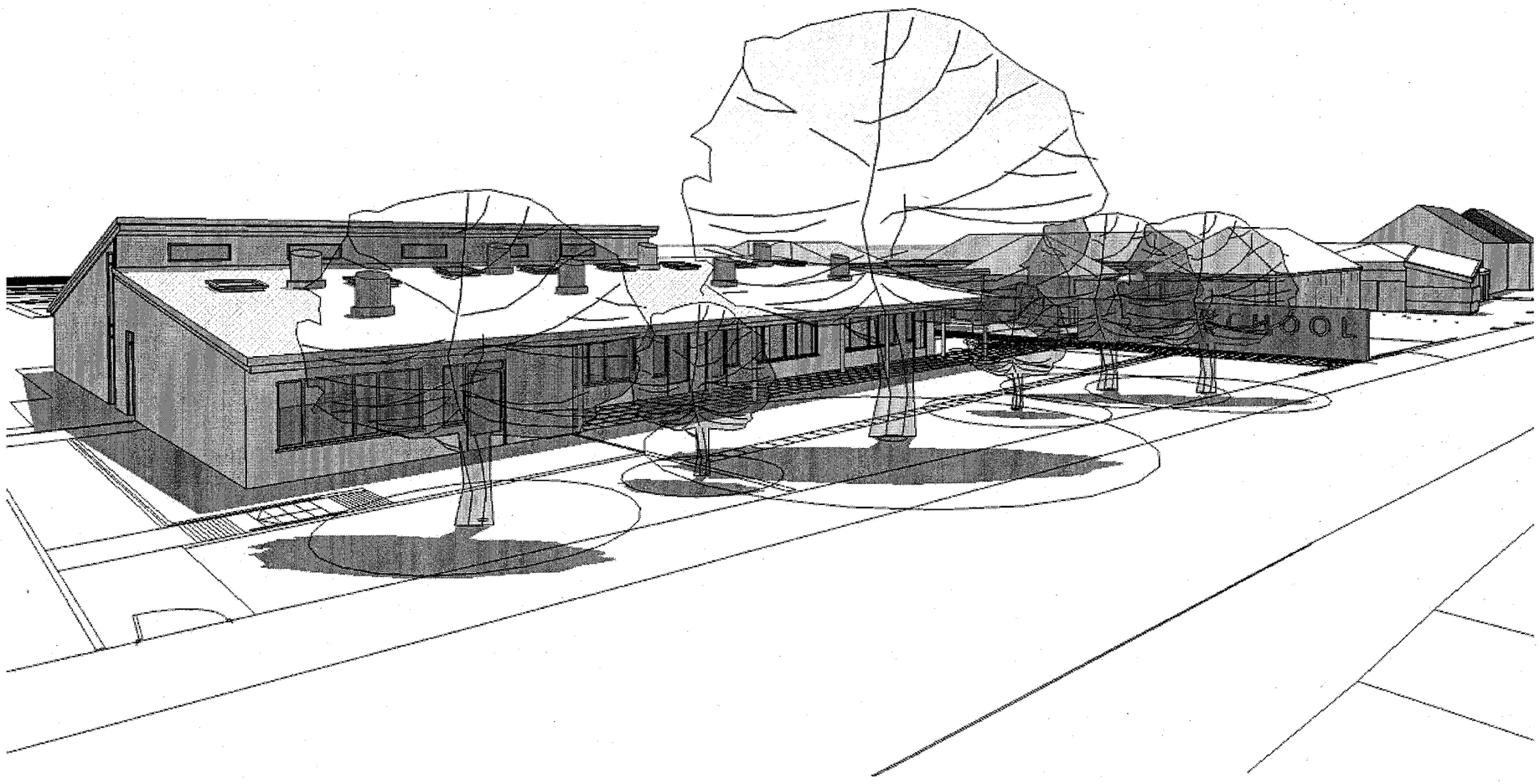
Proposed Image



Oakfield Middle School – view from south west

r h partnership architects

Proposed Image



Oakfield Middle School – view from north west

r h partnership architects

This drawing is not to be scalec except for planning purposes. The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions.

Notes

The site boundaries identified are not legally defined boundaries

Willows Primary School

Irene Avenue

West Lane

Football pitch

Football pitch

Grass playing field

Grass playing field

Horsa hut

Vehicle entrance

EXISTING SCHOOL (Oakfield Middle School)

Car park

Asphalt

Swimming pool

Courtyard

Courtyard

Pedestrian entrance

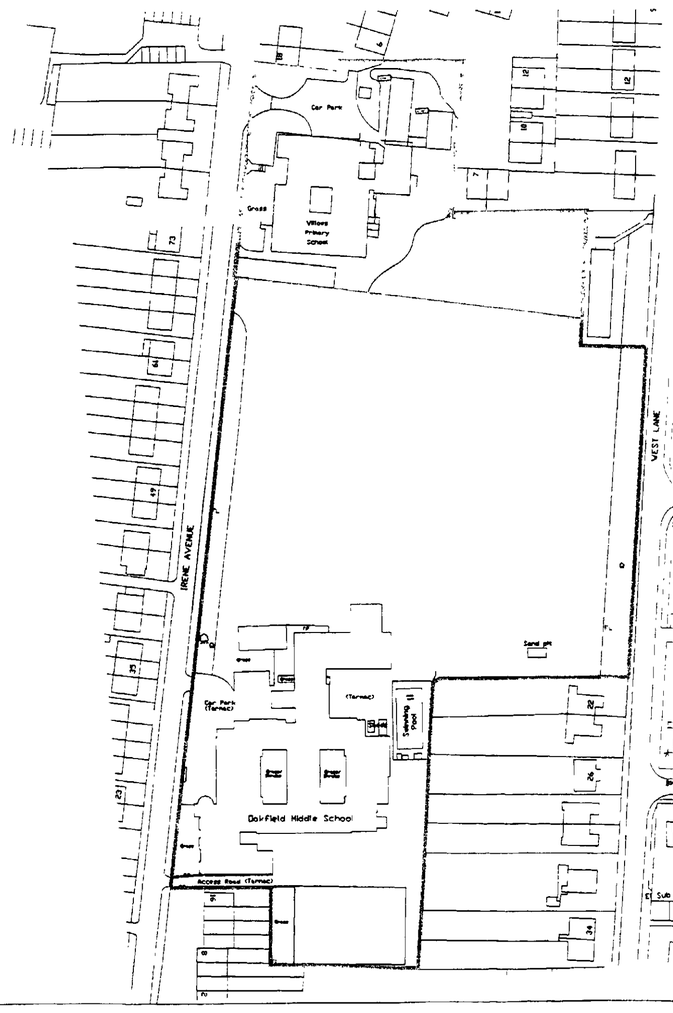
Grass

Vehicle entrance

Asphalt

Grass

02 Existing site plan
100 Scale 1:500



01 Location plan
100 Scale 1:1250

N

Rev	Date + notes	Drwn	Chkd
02	2007-02-22 Issued for planning	MD	PN
01	2006-11-03 Minor amendments	MD	--
0	2006-08-18 First issue	LT	MD

W.S.C.C. 16 MAR 2007 DEVELOPMENT CONTROL PLANNING SERVICES

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield and Willows

Drawing
Location Plan and Existing Site Plan

Job Ref	Dwg No	Revision
BQR	100	02

Scale(s)	Size	Date	Drwn	Chkd
1:500 & 1:1250 @A1	A1	Aug 06	LT	MD

Status
Planning

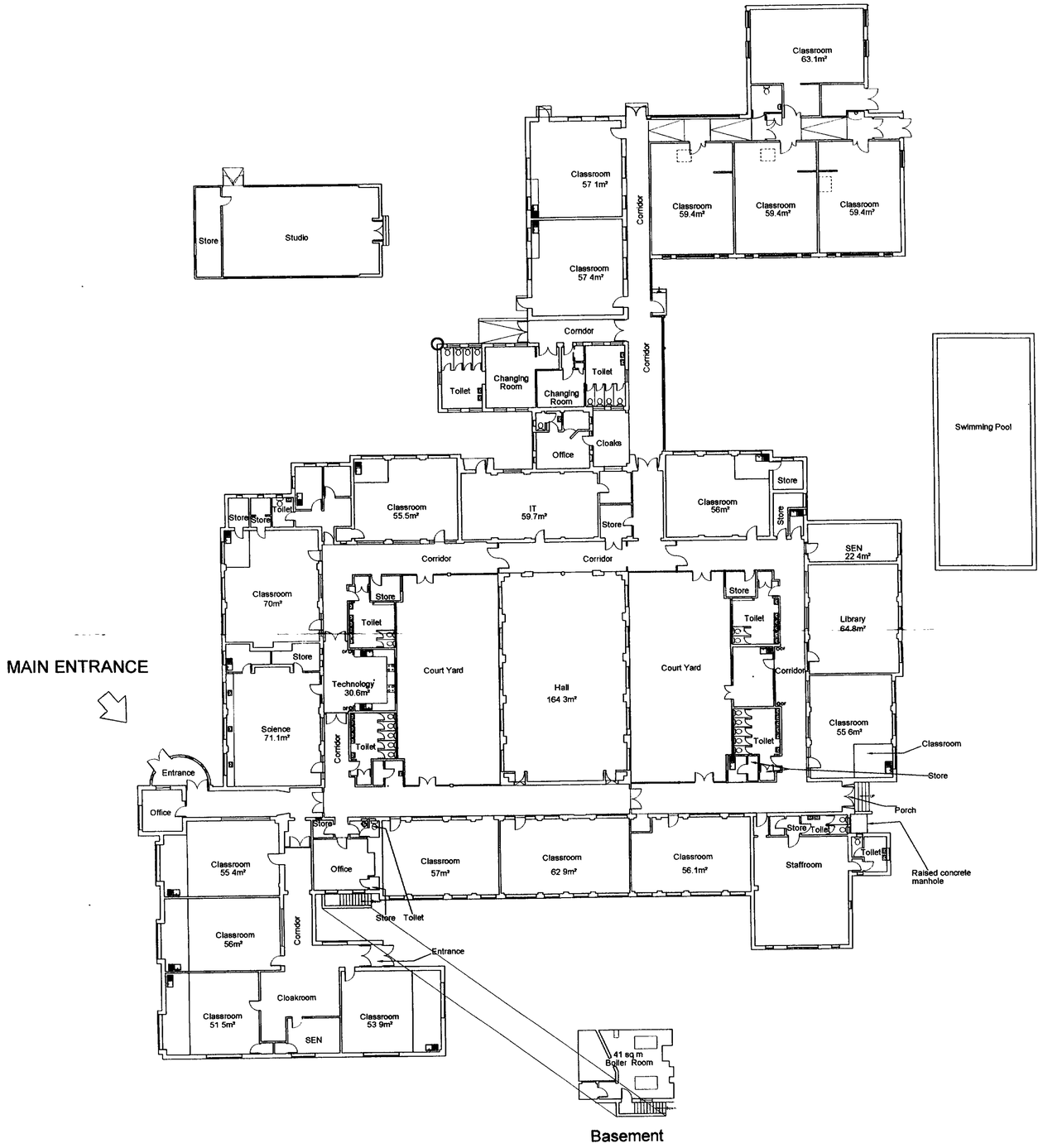
This drawing is not to be scaled except for planning purposes. The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions

Notes

The existing ground floor layout is not based on survey information undertaken as a part of the Age of Transfer project. R H Partnership Architects can take no responsibility for any discrepencies that may occur between the drawn information and on-site conditions.

Approved

Date: 4 ... 2007



WSCC
06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

N

Rev	Date + notes	Drwn	Chkd
01	2007-02-22 Issued for planning	LT	MD
0	2006-08-18 First issue	LT	MD

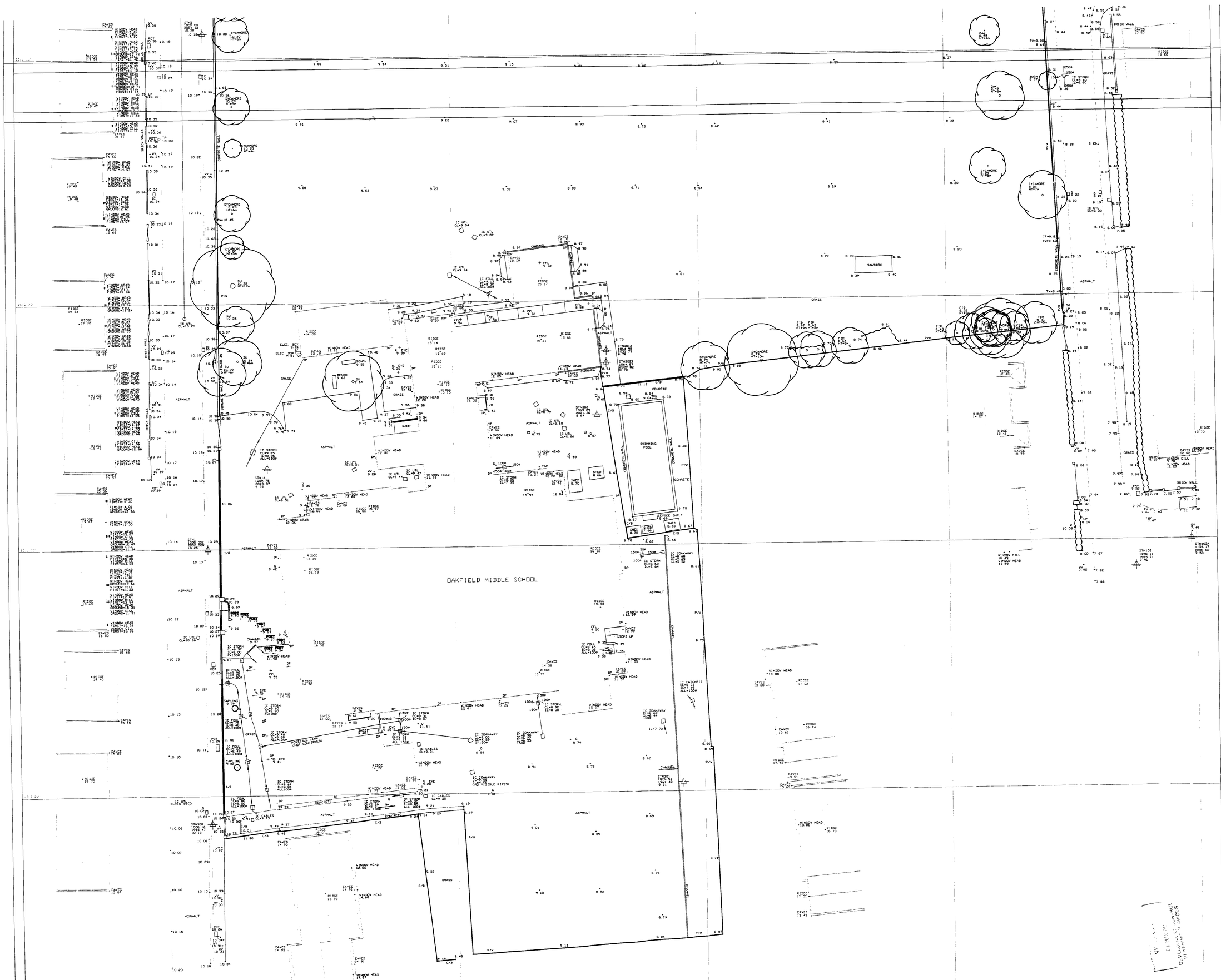
R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729183
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield and Willows

Drawing
Existing Ground Floor Plan

Job Ref	Dwg No			Revision
BQR	101			01
Scale@	Size	Date	Drwn	Chkd
1:200@A1	A1	Aug 06	LT	MD

Status
Planning



WEST ASHLING, CHICHESTER, WEST SUSSEX PO18 8BG
Tel: 01243 575241

Title : OAKFIELD MIDDLE SCHOOL, WILLOWS FIRST SCHOOL
TOPOGRAPHICAL SURVEY

Job No :	1206_TOPO_REV_B		
Original Scale :	1 : 200		
Sheet Size :	A0 (ORIENT P)		
Surveyed By :	MW/DW/JT	Date :	AUG/SEPT 2006
Drawn By :	MW/DW	Date :	SEPT 2006

Client : Whyte Young Green
The Mill Yard, Nursling Street
Southampton, SO16 0YA

NOTES :

ALL LEVELS RELATIVE TO O.S. DATUM
OSBM USED : 28 THIRD AVENUE
VALUE 5.00m

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.

DUE TO THE CONSTRUCTION OF THE CATCHPIT/SOAKAWAY CHAMBERS, INVERT LEVELS TO PIPEWORK ARE APPROXIMATE

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

TREES SHOWN IDENTIFIED TO BEST OF SURVEYORS ABILITY, SEEK CONFIRMATION IF SPECIES CRITICAL (SHOWN - SPECIES HEIGHT/SPREAD (RADIUS)/GIRTH)

KERB LINE LEVELS ARE TAKEN IN CHANNEL UNLESS SHOWN OTHERWISE

KEY :

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

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		

REVISION A: FFL ADDED
REVISION B: ADDITIONAL FFL'S ADDED

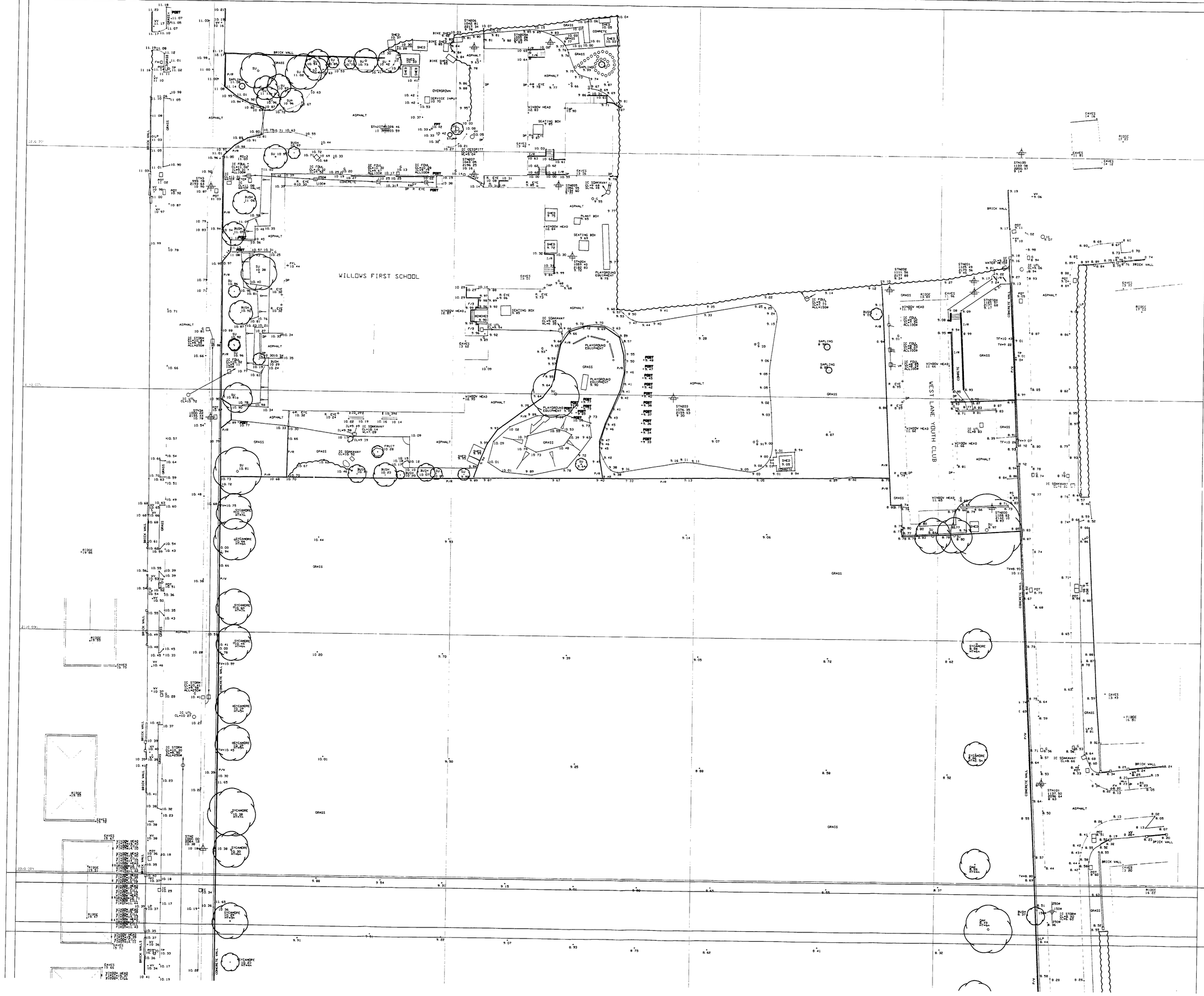
ISO 9001 REGISTERED FIRM

SHAW COLEGATE
Land and Building Surveyors
HAMPSHIRE LODGE, STAINBRIDGE ROAD,
WEST ASHLING, CHICHESTER, WEST SUSSEX PO18 8BG
Tel: 01243 575241

Title : OAKFIELD MIDDLE SCHOOL, WILLOWS FIRST SCHOOL
TOPOGRAPHICAL SURVEY

Job No : 1206_TOPO_REV_B
Original Scale : 1 : 200
Sheet Size : A0 (ORIENT P)
Surveyed By : MW/DW/JT — Date : AUG/SEPT 2006
Drawn By : MW/DW — Date : SEPT 2006

Client : Whyte Young Green
The Mill Yard, Nursling Street
Southampton, SO16 0YA



NOTES :

ALL LEVELS RELATIVE TO O.S. DATUM
OSBM USED : 28 THORD AVENUE
VALUE : 8.15m

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.

DUE TO THE CONSTRUCTION OF THE CATCHPIT/SOAKAWAY CHAMBERS, INVERT LEVELS TO PIPEWORK ARE APPROXIMATE.

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

TREES SHOWN IDENTIFIED TO BEST OF SURVEYORS ABILITY, SEEK CONFIRMATION IF SPECIES CRITICAL (SHOWN - SPECIES HEIGHT/SPREAD (RADIUS)/GIRTH)

KERB LINE LEVELS ARE TAKEN IN CHANNEL UNLESS SHOWN OTHERWISE

KEY :

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

FENCE TYPES :

B/V	- 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		

REVISION A: EFL LEVELS ADDED
REVISION B: ADDITIONAL LEVELS ADDED

ISO 9001 REGISTERED FIRM

RECEIVED 10 MAY 2007 PLANNING APPLICATION

SHAW COLEGATE
Land and Building Surveyors
HAMPDEN LODGE, SOUTHBOURNE ROAD,
WEST WITTERING, CHICHESTER, WEST SUSSEX PO20 8BB
Tel: 01243 573324

Title: DARTFIELD MIDDLE SCHOOL, WILLOWS
TOPOGRAPHICAL SURVEY

Job No.: 13006_TOPO_REV_B
Original Scale: 1:200
Sheet Size: A0 (SHEET 1)

Surveyed by:	HW/DW/JT	Date:	AUG/SEPT 2006
Drawn by:	HW/DW	Date:	SEPT 2006

Client: Wyatt Young Grant
The Mill, York Building, Street
Southampton, SO14 1NA

NOTES :

ALL LEVELS RELATIVE TO O.S. DATUM
OSBM USED : 28 THORD AVENUE
VALUE : 0.00m

ARBITRARY GRID USED
NORTH POINT IS INDICATIVE ONLY

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Notes

The site boundary identified is not a legally defined boundary

Key:

- Proposed new build
- Visibility sight lines from car park entrances
- Trees to be removed
- Trees to be retained
- Proposed new tree
- New lighting columns (single and double headed)
- New wall mounted lights
- Approx area of adjacent site being redeveloped

N

Allotment Gardens

Willows Primary School

Football pitch

Football pitch

Grass playing field

Irene Avenue

Pedestrian entrance to community room

EXISTING SCHOOL (Oakfield Middle School)

West 'village square'

East 'village square'

Swimming pool

Pedestrian entrance

Visitor & disabled staff/visitor vehicle entrance

Visitor & disabled staff/visitor car park

Hard play

Courtyard

Courtyard

Pedestrian entrance

Grass

Staff and pupil bicycle and maintenance vehicle entrance

Hard play

Grass

Staff and pupil bicycle storage (lighting under canopy)

Staff & delivery vehicle entrance

Pedestrian entrance

West Lane

El Sub Sta

Rev	Date + notes	Drwn	Chkd
04	2007-02-28 Court sizes added North boundary line amended	MD	PN
03	2007-02-22 Issued for planning	MD	PN
02	2006-12-15 Design Development	MD	--
01	2006-11-10 Design Development - Stage C approval issue	MD	--
0	2006-11-03 First issue	MD	--

R H Partnership Architects

15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed site plan

Job Ref	Dwg No		Revision
BQR	040		04
Scale(s)	Size	Date	Drwn / Chkd
1:500@A1	A1	Nov 06	MD / --

Status
Planning

W.S.C.C.
0 8 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Received
14 MAR 2007

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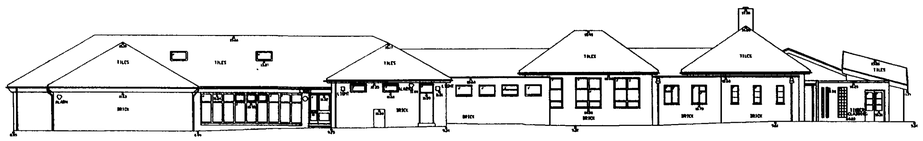
Notes



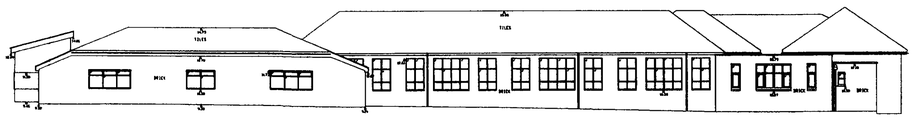
01/102 West elevation (to Irene Avenue)
Scale 1:200



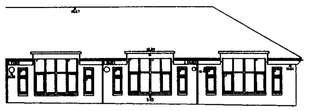
02/102 North elevation (to playing field - Horsa hut omitted for clarity)
Scale 1:200



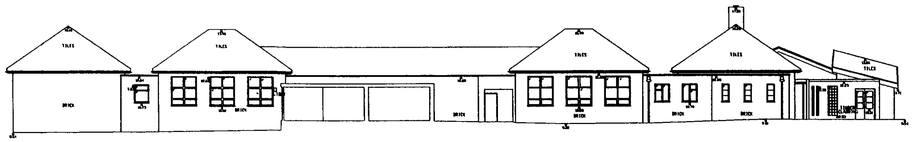
03/102 East elevation (to West Lane)
Scale 1:200



04/102 South elevation (part)
Scale 1:200

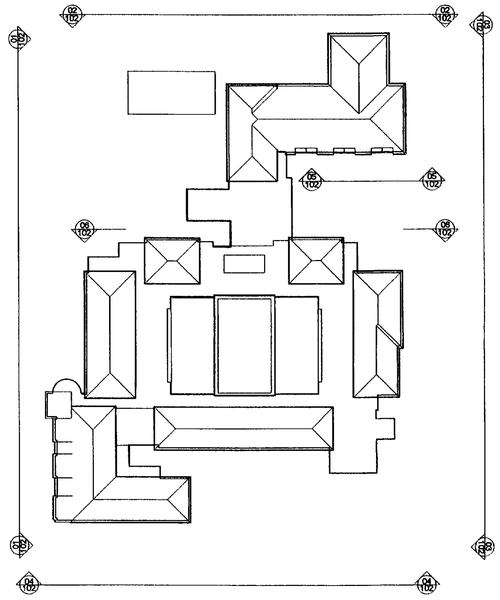


05/102 South Elevation (part)
Scale 1:200



06/102 Sectional elevation (North)
Scale 1:200

20/102 Key plan
Scale 1:500



Anc/04/2107

14 ... 2007

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06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES



Rev	Date + notes	Drwn	Chkd
0	2007-02-22 Issued for planning	LT	MD

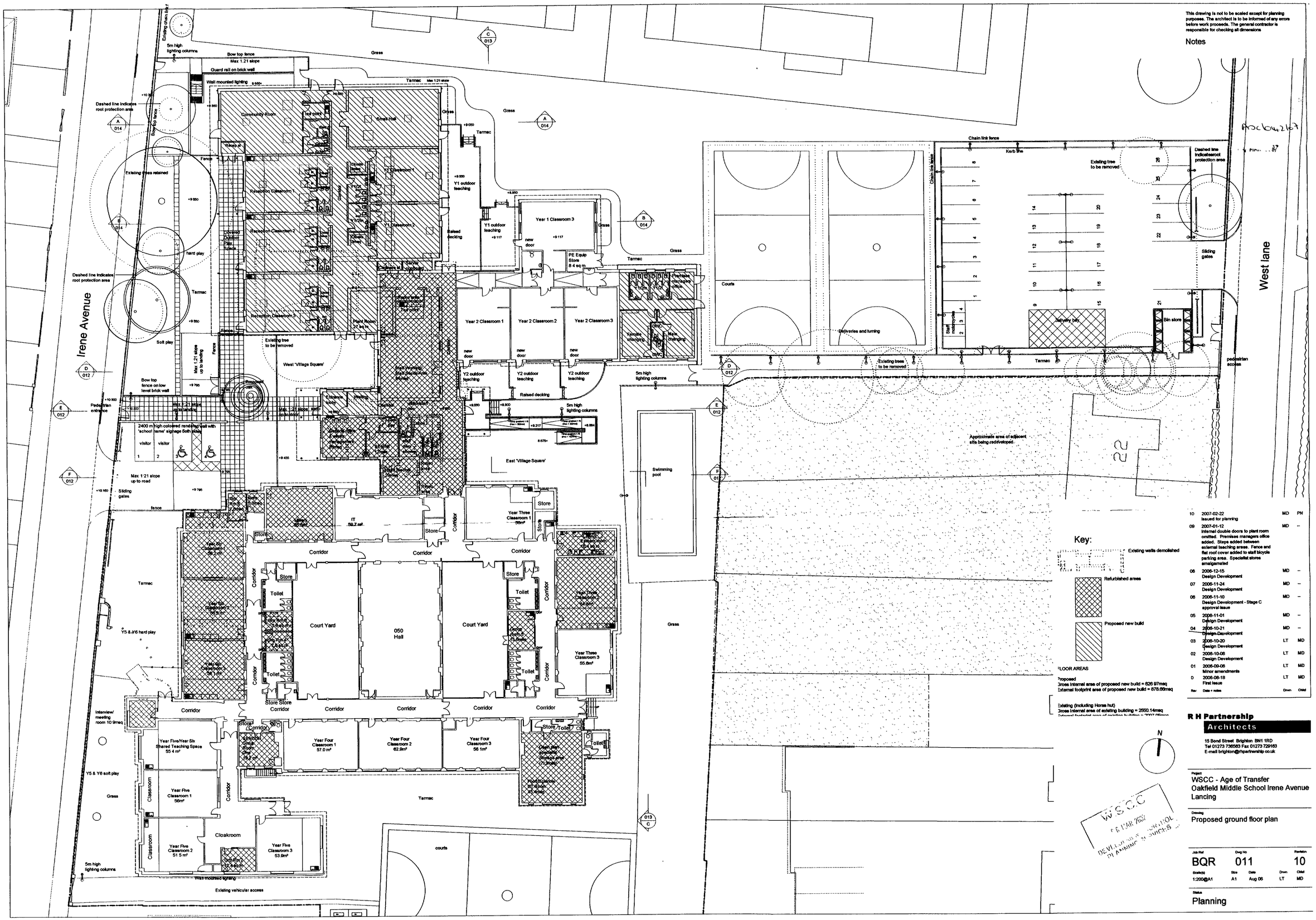
R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield Middle School Irene Avenue
Lancing

Drawing
Existing Elevations

Job Ref	Dwg No			Revision
BQR	102			0
Scale(s)	Size	Date	Drwn	Chkd
1:200@A1	A1	Jan 07	LT	MD

Status
Planning



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Notes

Key:

Existing walls demolished

Refurbished areas

Proposed new build

FLOOR AREAS

Proposed
Gross internal area of proposed new build = 626.97msq
External footprint area of proposed new build = 878.66msq

Existing (including Horse hut)
Gross internal area of existing building = 2550.14msq

Rev	Date + notes	Drwn	Chkd
10	2007-02-22 Issued for planning	MD	PN
09	2007-01-12 Internal double doors to plant room omitted. Premises managers office added. Steps added between external teaching areas. Fence and flat roof cover added to staff bicycle parking area. Specialist stores amalgamated	MD	--
08	2006-12-15 Design Development	MD	--
07	2006-11-24 Design Development	MD	--
06	2006-11-10 Design Development - Stage C approval issue	MD	--
05	2006-11-01 Design Development	MD	--
04	2006-10-21 Design Development	MD	--
03	2006-10-20 Design Development	LT	MD
02	2006-10-06 Design Development	LT	MD
01	2006-09-06 Minor amendments	LT	MD
0	2006-08-18 First issue	LT	MD

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

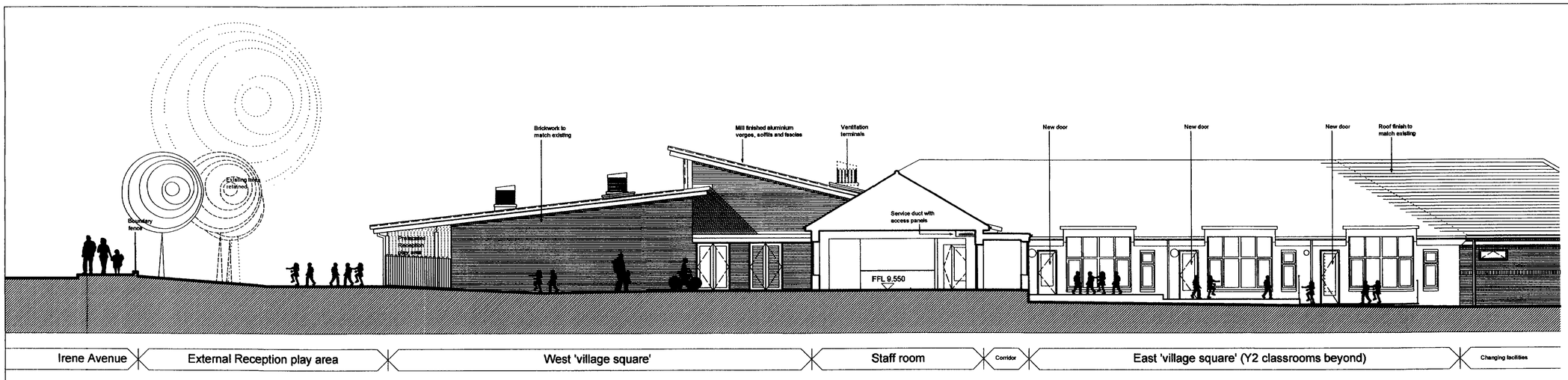
Project
WSCC - Age of Transfer
Oakfield Middle School Irene Avenue
Lancing

Drawing
Proposed ground floor plan

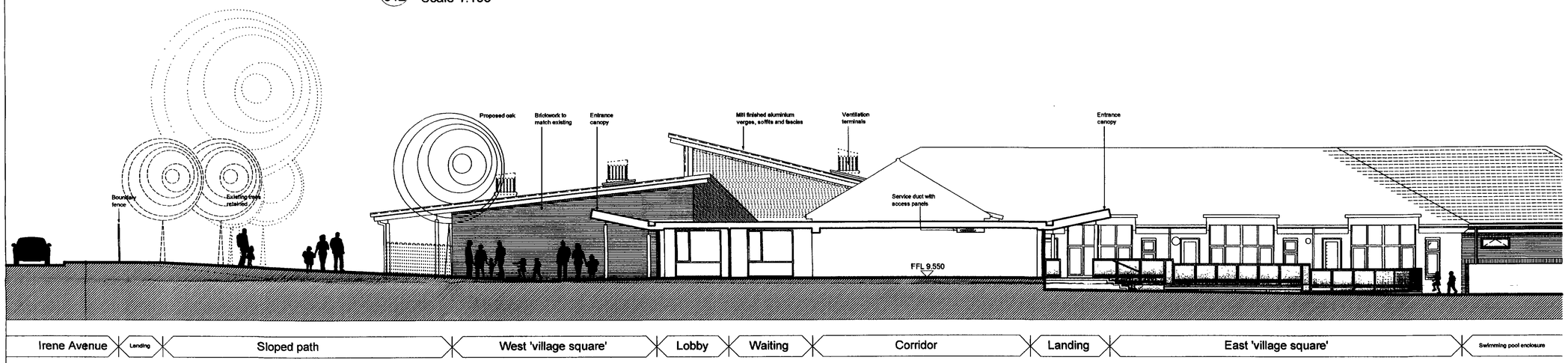
Job Ref	Dwg No	Revision
BQR	011	10

Scale(s)	Size	Date	Drwn	Chkd
1:200@A1	A1	Aug 06	LT	MD

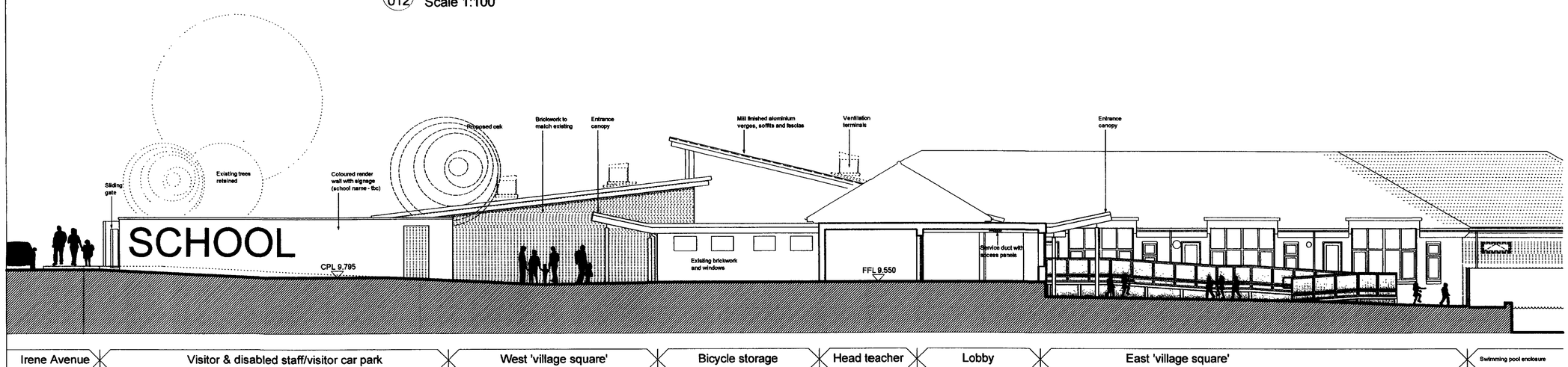
Status
Planning



DD 012 Sectional elevation DD
Scale 1:100



EE 012 Sectional elevation EE
Scale 1:100



FF 012 Sectional elevation FF
Scale 1:100

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Notes

Received
14 MAR 2007

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06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev	Date - notes	Drwn	Chkd
04	2007-02-22 Issued for planning	MD	PN
03	2006-12-15 Design development	MD	--
02	2006-11-10 Design Development - Stage C approval issue	MD	--
01	2006-11-01 Design development	MD	--
0	2006-10-21 First issue	MD	--

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736583 Fax 01273 729183
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed elevations and sections

Job Ref	Dwg No		Revision
BQR	012		04
Scale@6	Size	Date	Drwn / Chkd
1:100@A1	A1	Aug 06	MD / --

Status
Planning

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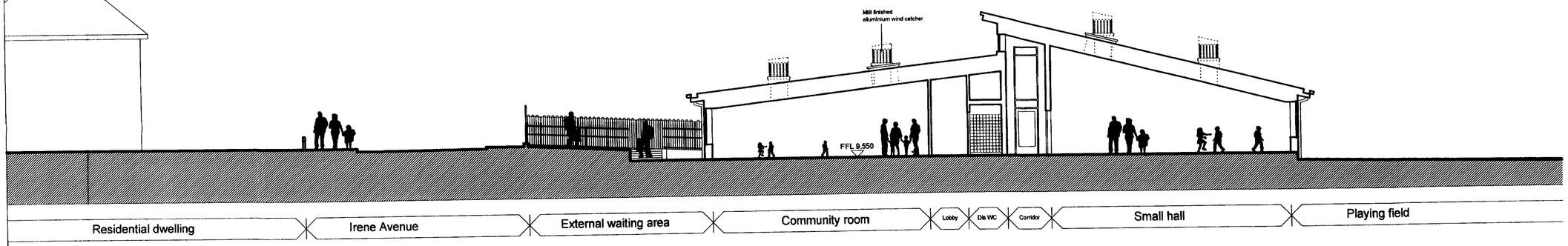
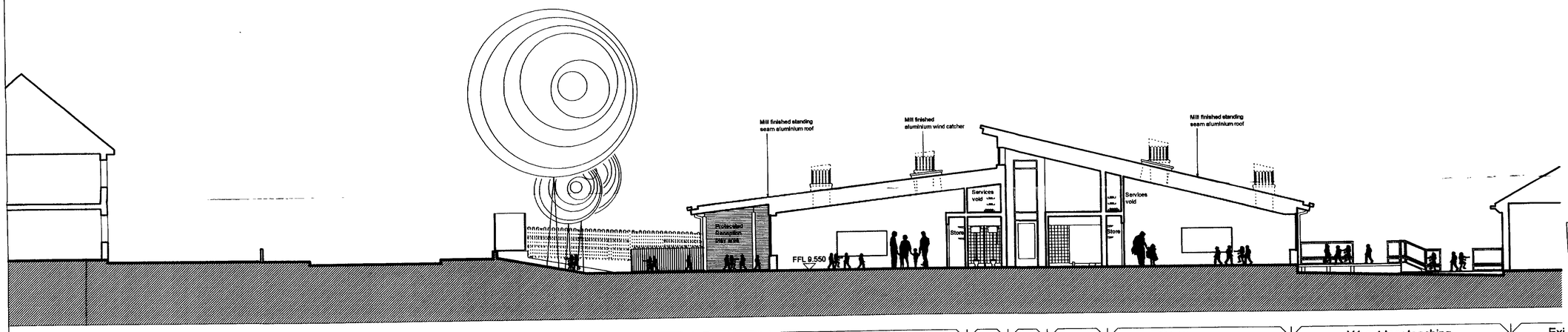
Notes



AA 014 Section AA
Scale 1:100



BB 014 Section BB
Scale 1:100

Received
14 MAR 2007

WSCC
06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev	Date + notes	Drwn	Chkd
03	2007-02-22 Issued for planning	MD	PN
02	2006-12-15 Design Development	MD	--
01	2006-11-10 Design Development - Stage C approval issue	MD	--
00	2006-11-01 First issue	MD	--

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729183
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed elevations and sections

Job Ref	Dwg No		Revision
BQR	014		03
Scale@	Size	Date	Drwn / Chkd
1:100@A1	A1	Aug 06	MD / --

Status
Planning

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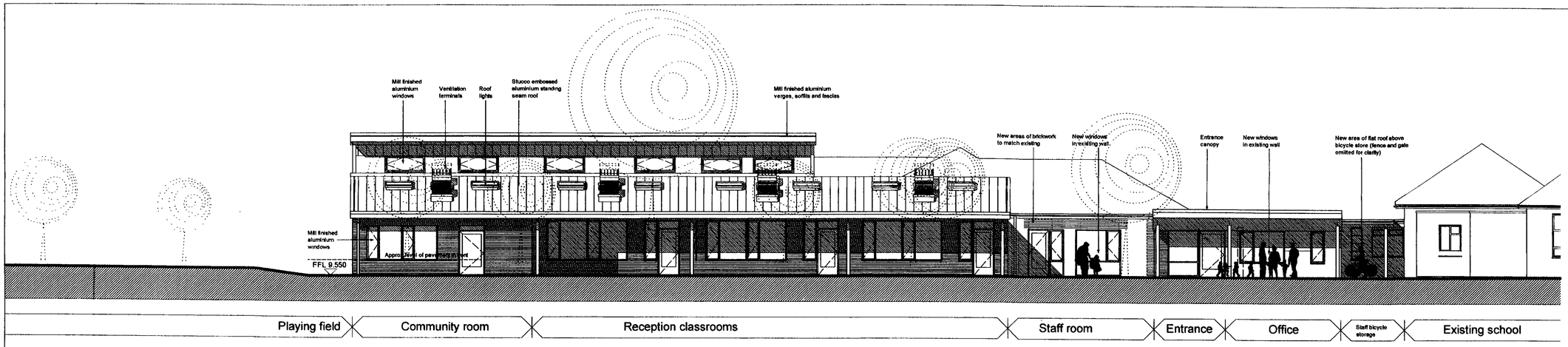
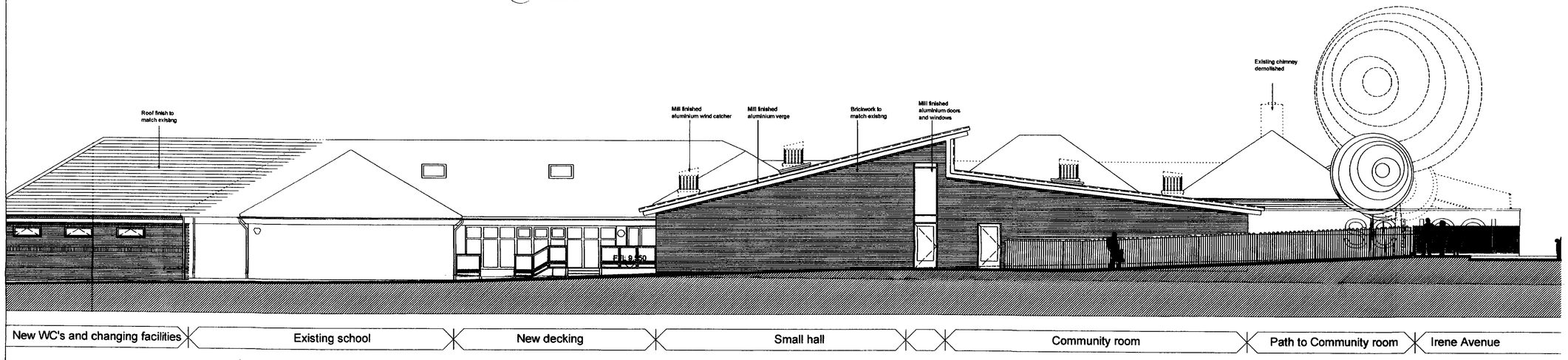
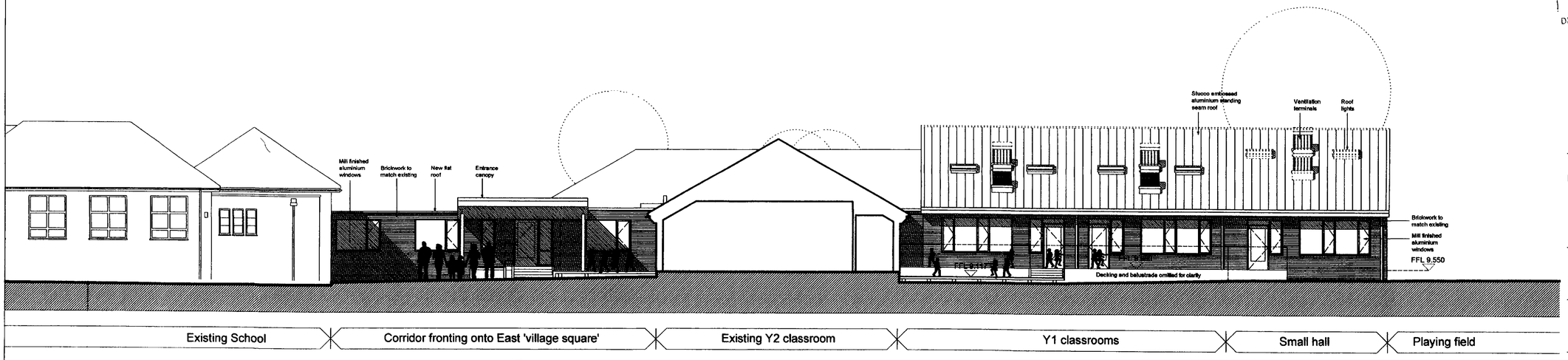
Notes



01 / 013 West elevation (to Irene Avenue)
Scale 1:100



02 / 013 North elevation (to playing field)
Scale 1:100



CC / 013 Sectional elevation CC
Scale 1:100

Ascl0142167
14 MAR 2007

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06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev	Date + notes	Drwn	Chkd
03	2007-02-22 Issued for planning	MD	PN
02	2006-12-15 Design Development	MD	–
01	2006-11-10 Design Development - Stage C approval issue	MD	–
00	2006-11-01 First issue	MD	–

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed elevations and sections

Job Ref	Dwg No	Revision
BQR	013	03

Scale(s)	Size	Date	Drwn	Chkd
1:100@A1	A1	Aug 06	MD	–

Status
Planning

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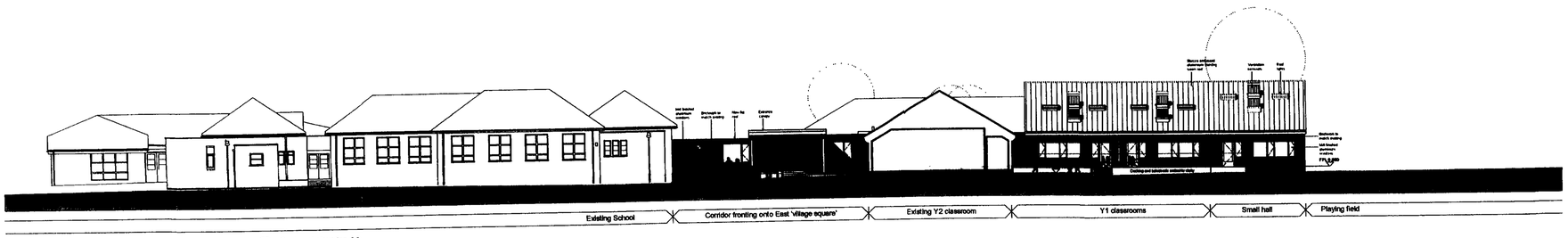
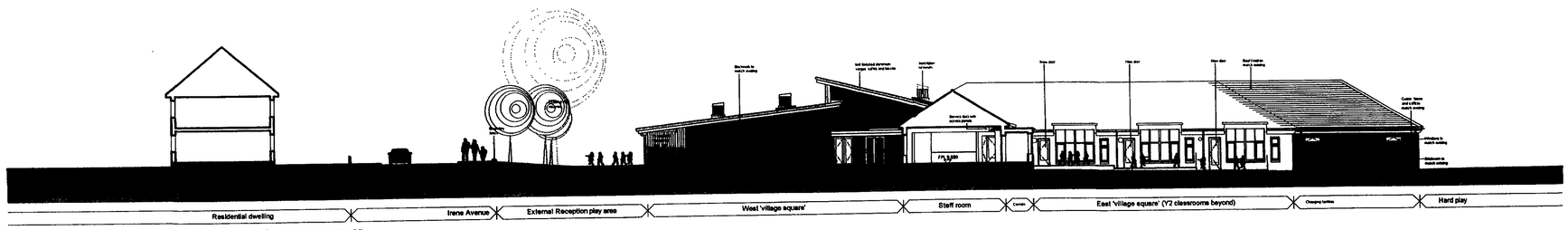
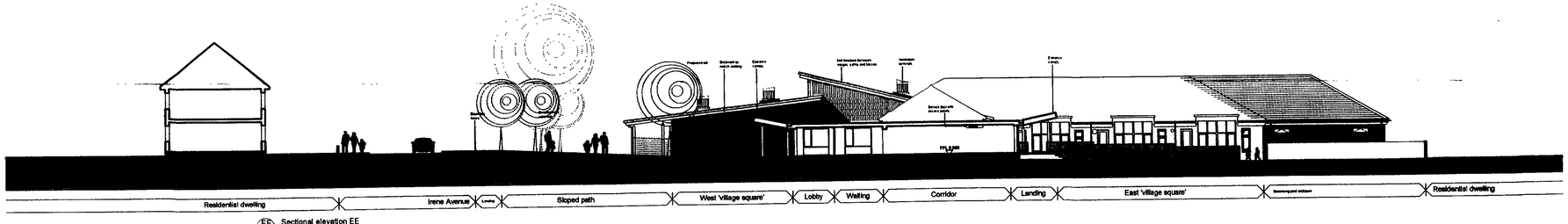
Notes



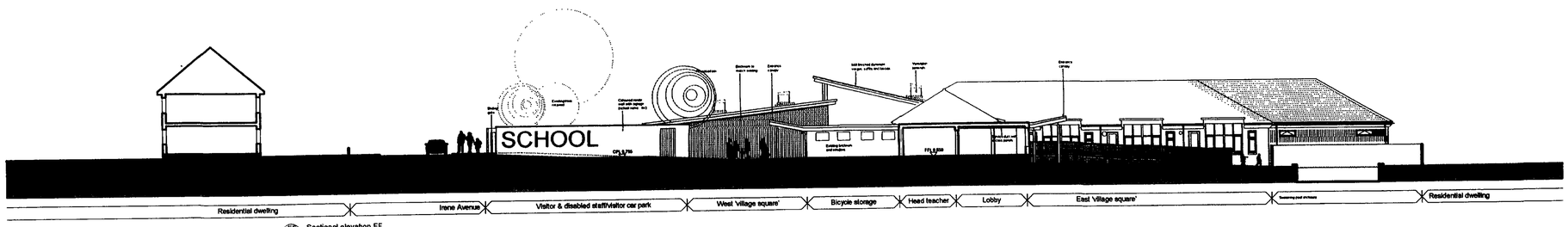
CC (016) Sectional elevation CC
Scale 1:200



DD (016) Sectional elevation DD
Scale 1:200



EE (016) Sectional elevation EE



FF (016) Sectional elevation FF
Scale 1:200

Approved

WSCC
06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev	Date + notes	Drwn	Chkd
00	2007-02-22 Issued for planning	MD	PN

R H Partnership
Architects

15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729183
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed contextural elevations and sections

Job Ref	Dwg No		Revision
BQR	016		00
Scale@	Size	Date	Drwn / Chkd
1:200@A1	A1	Aug 06	MD / --

Status
Planning

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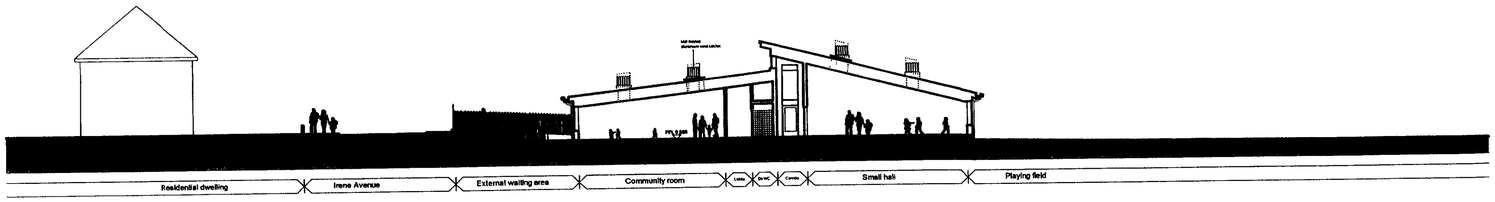
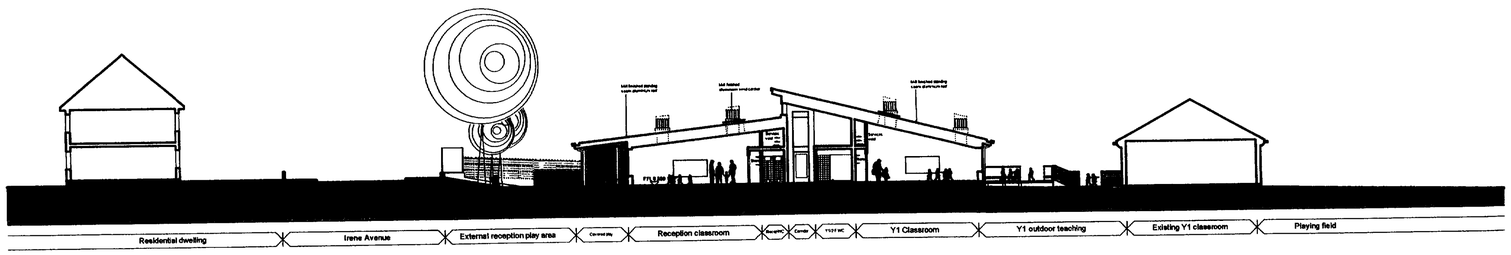
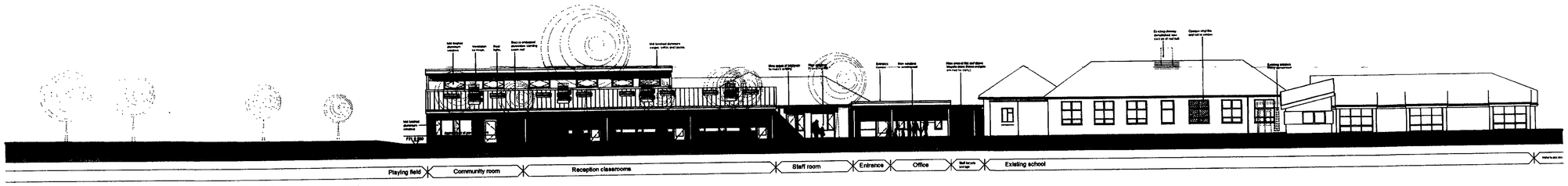
Notes



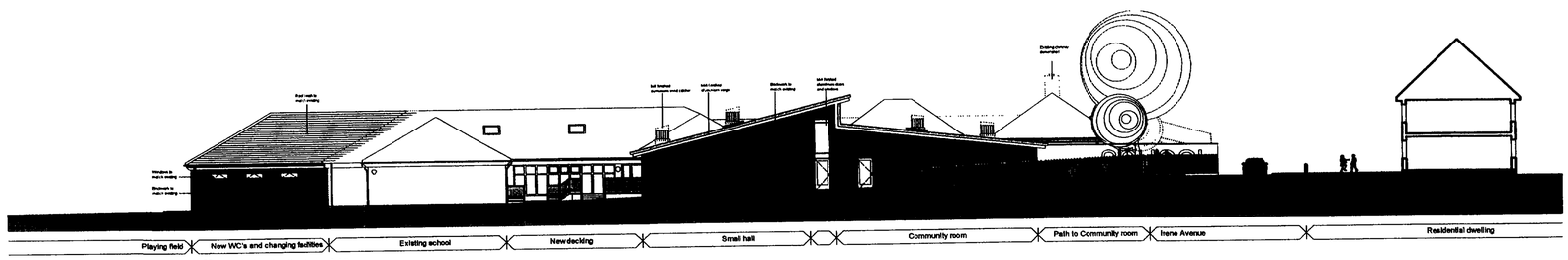
01 Section AA
017 Scale 1:200



02 Section BB
017 Scale 1:200



03 West elevation (to Irene Avenue)



04 North elevation (to playing field)
017 Scale 1:200

W.S.C.C.
06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Rev	Date + notes	Drwn	Chkd
00	2007-02-22 Issued for planning	MD	PN

R H Partnership
Architects
15 Bond Street Brighton BN1 1RD
Tel 01273 736563 Fax 01273 729163
E-mail brighton@rhpartnership.co.uk

Project
WSCC - Age of Transfer
Oakfield

Drawing
Proposed contextural elevations and sections

Job Ref	Dwg No		Revision
BQR	017		00
Scale(s)	Size	Date	Drwn	Chkd
1:200@A1	A1	Aug 06	MD	--

Status
Planning