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. Ad/0148/07
Date Received 16 MAR 2007
Fee —

1. APPLICANT

This application is made for and on behalf of the.....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

SHOREHAM BEACH COMMUNITY FIRST SCHOOL, SHINGLE RD, SHOREHAM-BY-SEA. W.SX. BN43 5RH

3. DESCRIPTION OF PROPOSED DEVELOPMENT TO EXTEND THE EXISTING BUILDING TO PROVIDE 3ND. CLASSBASES AT 57m², HALL SIDE, LIBRARY AT 30m², CIRCULATION, TOILETS FOR BOYS & GIRLS, PLANT ROOM & ASSOCIATED STORAGE, CLOAKROOMS.

4. TYPE OF APPLICATION
Please tick box

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

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

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

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

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

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

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

5. OUTLINE APPLICATIONS

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

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

6. RESERVED MATTERS

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

.....

7. SITE AREA

The area of the application site is 0.34 [redacted] places). Please show this land (including any proposed access to it and sight lines) on the [redacted] ed 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.... SCHOOL PREMISES.....

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?.....

TO SOAKAWAY & EXISTING.....

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

TO EXISTING.....

14. SPOIL

How much spoil/demolition rubble (if any) would result from the proposal? NONE/MINIMAL/.....450.....m3

Where would the spoil/demolition rubble be disposed of?.....TO BE CONFIRMED.....

15. VEHICLE PARKING

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

Cars.....67 SPACES.....Other.....

16. MATERIALS

Please state the materials to be used for:-

External Walls.....RENDER.....

Colour.....TO BE CONFIRMED.....

Roofing.....METAL STANDING SEAM.....

Colour.....TO BE CONFIRMED.....

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.....

PA01 - PA09 (REFER TO ATTACHED DRAWING 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 applic[redacted]

Signed [redacted] Date 14/3/07

County [redacted]

DST1

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.....
Shoreham Beach Community First School, Shingle Rd, Shoreham-by-Sea, W Sx, BN43 5RH

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	140	210
3. Total number of classrooms	5	7
4. Total number of teachers	6.4fte	9.8fte
5. Total number of car parking spaces*	7no. spaces	7no. spaces

* 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?
394.4 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 [redacted] Date 14/3/07
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 Shoreham Beach Community First School is to become an all through primary school catering for children aged from 4 to 11. Currently, it provides education for pupils aged from 4 to 8. It is proposed that adaptations and extensions are undertaken as follows:

Extend the existing building in westerly direction to provide:

- 3 No. classbases of 57m2 each
- Hall store
- Library of 30m2
- Circulation
- Toilets for boys and girls

- Adapt and remodel the area currently toilets, to provide circulation to the new extension
- Extend the existing staffroom to provide a room of about 35m2 and 2 No. rooms for SEN/withdrawal of about 10m2 each
- Remove existing classbase stores and partition walls
- Separate the proposed Yr 1 and Yr 3 classbases from the circulation route.
- Remodel the existing external play areas to provide separate hard play space for Key Stages 1 and 2 with a soft (grass) area between the two.
- Provide new headteacher's office of 12m2
- Upon completion the single hutted classroom is to be removed from site and the area reinstated



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 [redacted] .....
County Secretary

on behalf of the (b).....Committee of West Sussex County Council

Date 14/3/07

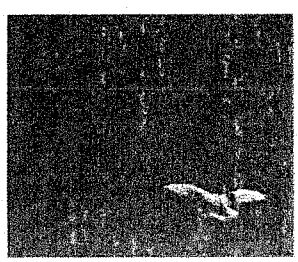
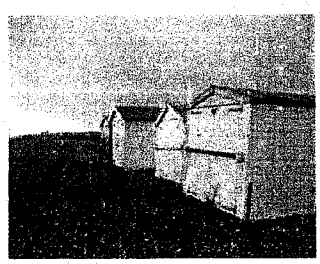
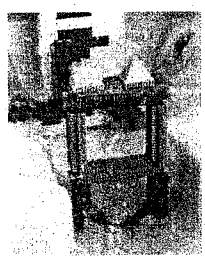
*delete where **inappropriate**

(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

Design & Access Statement
Shoreham Beach Community First School. Shoreham

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO AD0146/07
DATE RECEIVED 16 MAR 2007

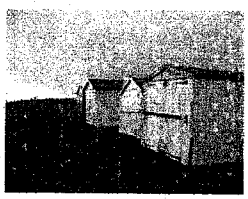




February 2007
Miller Bourne Architects

Design Statement: Shoreham Beach Community First School. Shoreham

Use

The new development will comprise of an extension to the existing building predominately in a westerly direction to provide:



- 3 No. class bases of 57m^2 each
- Library of 30m^2
- Circulation
- Toilets for boys and girls
- Changing Facilities

This will be achieved by the removal of the existing toilets and hall store to the south of the Hall, to provide a circulation link from the existing building to the new extension. Along the existing northern elevation of the hall, a new extension will provide hall storage, a room for the future fit out of an E Steam Room and a plant room to serve the new build.

In addition, we are proposing to extend the existing staffroom to provide a room of about 35m^2 and remodelling this area to also provide two rooms for SEN/withdrawal of approximately 10m^2 each. There will be a new head teacher's office of 12m^2, enabling the existing room to be re-allocated as a Medical Inspection [MI] room. The head teacher's office will be connected to a PTA/Group room located within the existing building.

Other works within the existing building consist of the removal of existing class base stores and partition walls, plus the separation of the Year 1 and Year 3 class bases from the circulation route. A new internal lobby is proposed to link Year 3 class base with the existing toilets currently only accessible by Year 2.

The existing external play areas will be remodelled to provide separate hard play spaces for Key Stages 1 and 2 with a soft (grass) area between the two.

Upon completion the single temporary building (E740) is to be removed from site and the area reinstated

Site Layout

The proposed additions will be attached predominately to the west elevation of the existing building, with a small extension to the existing north elevation. The majority of the proposal wraps around the existing sports hall, with the new roofs abutting below its existing clerestory fenestration. The existing classrooms all maintain their existing views, day lighting and natural ventilation.

The orientation of the new build minimises solar gain from the South, whilst maximising the amount of daylight from the west and north.

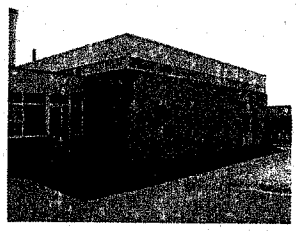
An existing secondary vehicular access from Cheal Close will be repositioned further west on the northern boundary. This will be used for emergency access onto the site. And during construction will be used by the Contractor as their dedicated access. This will enable the existing school to function and be accessed as normal during term time, thereby causing minimal disruption.

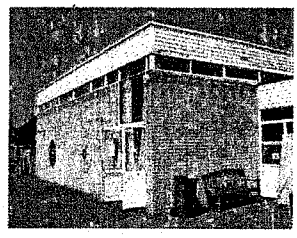
Scale

The height of the western addition is designed to be no greater than the existing sports hall to maintain an appropriate scale for the site and the surrounding residential properties. The corridor link and northern elevations are minimal in their appearance with a simple parapet roof detail and rendered finish which enhance the existing fabric of the School.

The lower ceiling to the corridor and library provides the transition between the existing and the new building, as well as a more intimate area for the children. Light from the roof lights and clerestory windows illuminates the space.

The scale and height of windows, doors and their fittings are designed with the users foremost in our minds; those being the children.





Existing hall

Landscape



The existing hard play and grass area will be modified to provide two separate hard play areas for Key Stages 1 and 2 with a grass area between the two. These will sit directly outside their respective class bases. To enable the reconfiguration of these areas, the school's existing 'habitat' garden will be relocated by the School.

At present there is a temporary building situated in the north eastern section of the site. Upon completion of these works, this will be removed by the Contractor and the area left as topsoil for the School to reinstate their 'habitat' garden.

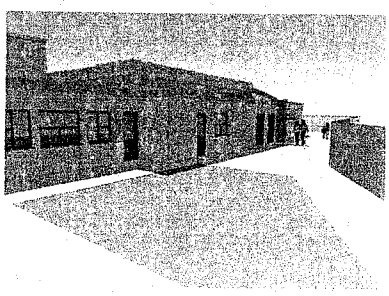
habitat garden

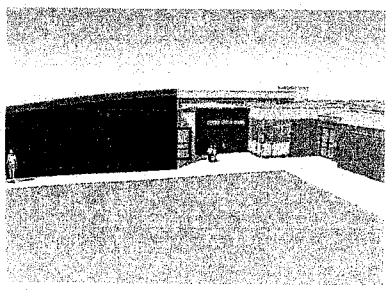
The existing footpath which lay between this area and the existing building will be realigned to maintain a footpath around the perimeter of the northern boundary. A new fence and secured gate will be reinstated in the vicinity of its existing location.

Appearance

The school is situated on Shoreham Beach; this is not only an important resource for the School but an influence they adopt within their existing building. This can be seen from the naming of the individual class bases through to the cultivation of their shingle habitat garden.

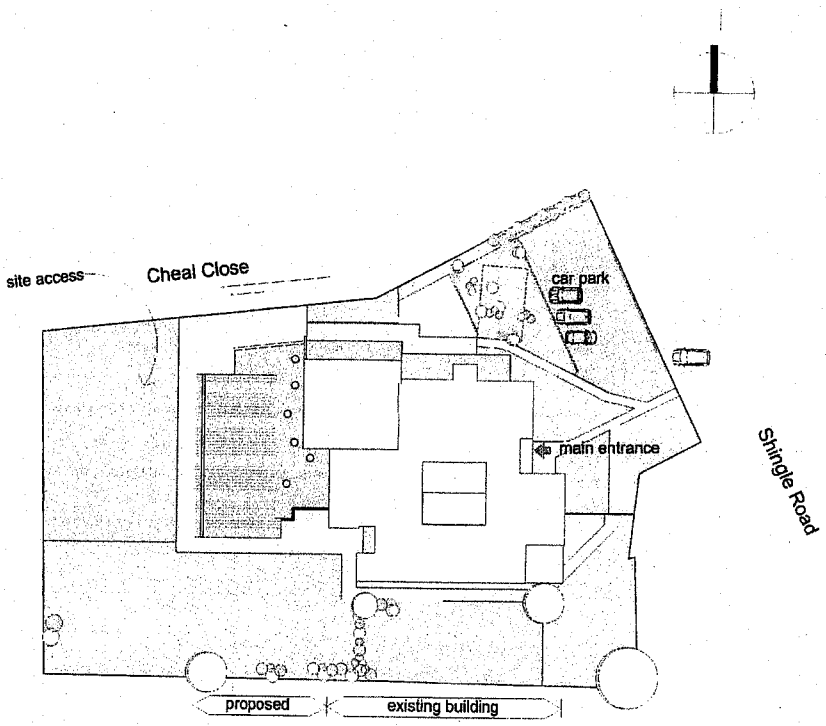
The influence of this can be seen within the design and the subtle palette of materials chosen for the proposal; due its location in a residential area. We felt that the new building should not be too dominant, but rather enhance the existing building stock and its surrounding environment.





Proposed building

Access Statement: Shoreham Beach Community First School. Shoreham



Access Plan

The main entrance onto the site and the school building will remain unchanged by this development, as the proposal is situated at the rear.

At present the pupils, parents and staff arrive via Shingle Road either by foot along a pathway into the building or by car via the car park or kerbside parking at the front of the site. All approaches offer level access to the building and a flush threshold to enter. The existing building and the new addition are single storey.

The site is level throughout with a hard surface pathway around the perimeter of the building. There are lockable gates situated at the sides of the building to the boundary for the children's safety.

All doors leading to the external play areas have flush thresholds. All spaces have been designed to be large enough to accommodate wheelchair users and all circulation spaces are a minimum of 1500mm wide. All signage and doors will be easily identified among the other elements of the building and will comply with Part M of the Approved Documents.

Access will remain undisturbed to the existing building during construction, with the site access operating from Cheal Close.

Contractors Supporting Statement

Phasing Programme
Phased works within the existing building.
The project is due to commence early August 2007 and the construction period is scheduled to be 26 weeks

Safety Measures during Construction
Access to the site is to be via Cheal close
All site traffic will use this access.

The site compound will be located adjacent to the location of the new building
The site compound and access will be formed with heras fencing which will segregate the site from the School. The compound will be self contained.

Delivery of the materials to the site will be via Cheal Close
Delivery times will be 09.30-12.30 & 13.30-15.00hrs
Site hours will be 08.00hrs to 17.00hrs
Monday to Friday.



OUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. ADC/0148/07
DATE RECEIVED 16 MAR 2007

W.S.C.C.
06 MAR 2007
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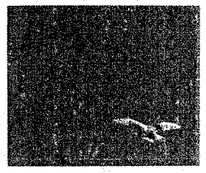
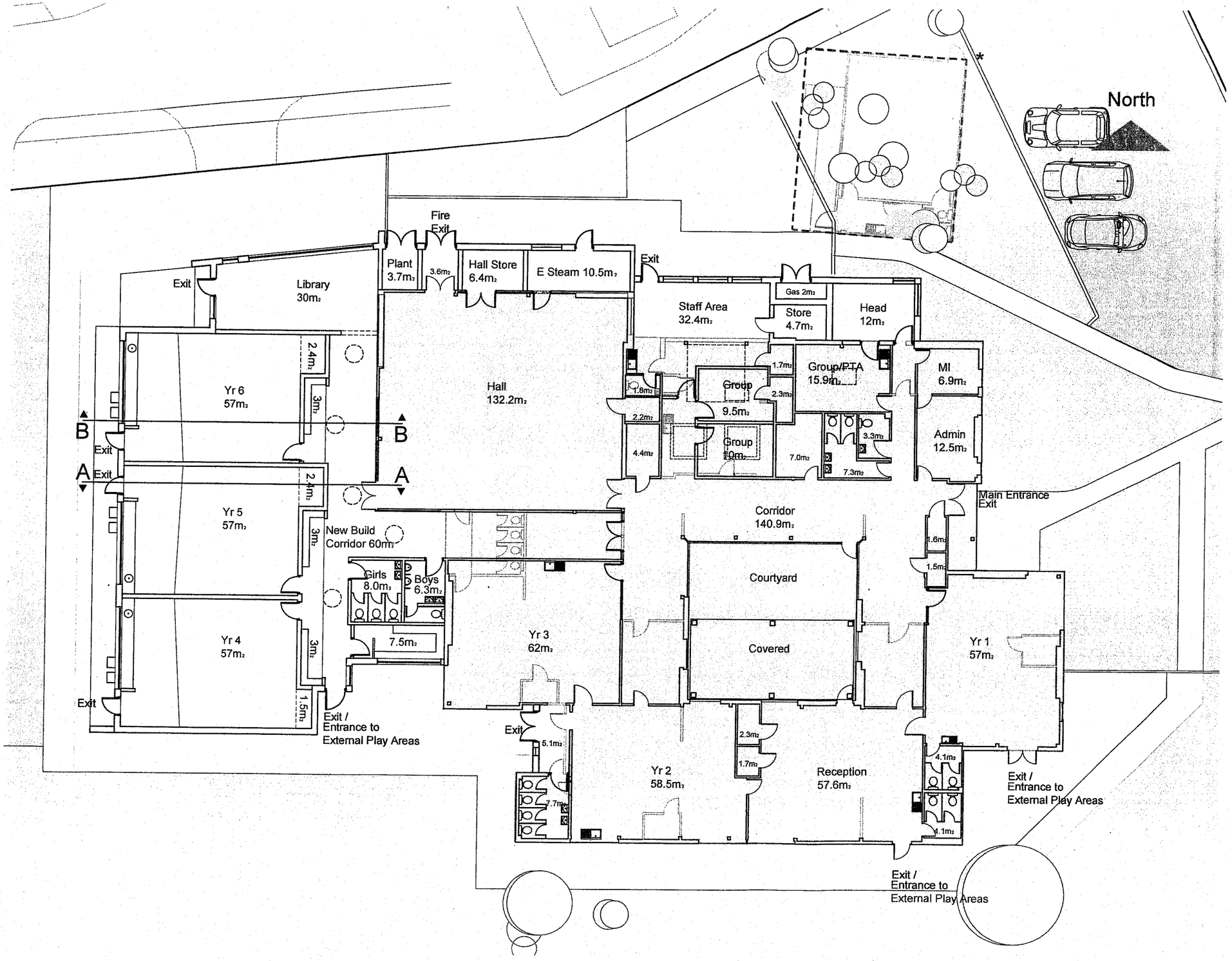


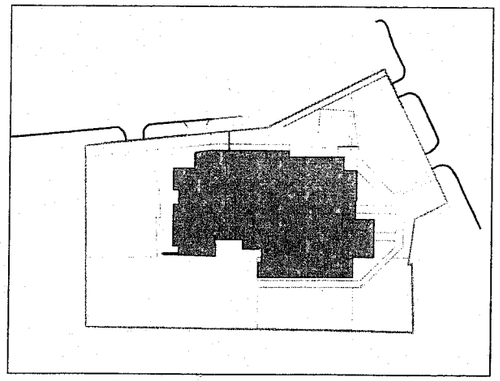




ISSUED FOR PLANNING

Miller Bourne Chartered Architects 332 Kingsway, Hove, East Sussex, BN3 4QW Tel. 01273 411399	Job No. 3981 Scale. 1:1250	Shoreham Beach Community School	Location Plan	PA-01	REV





* Temporary Building
To be removed at end of construction

** Areas: Gross Internal

** Greyed out lines indicate existing structure to be removed

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

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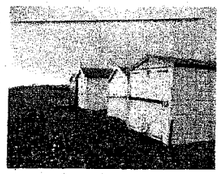
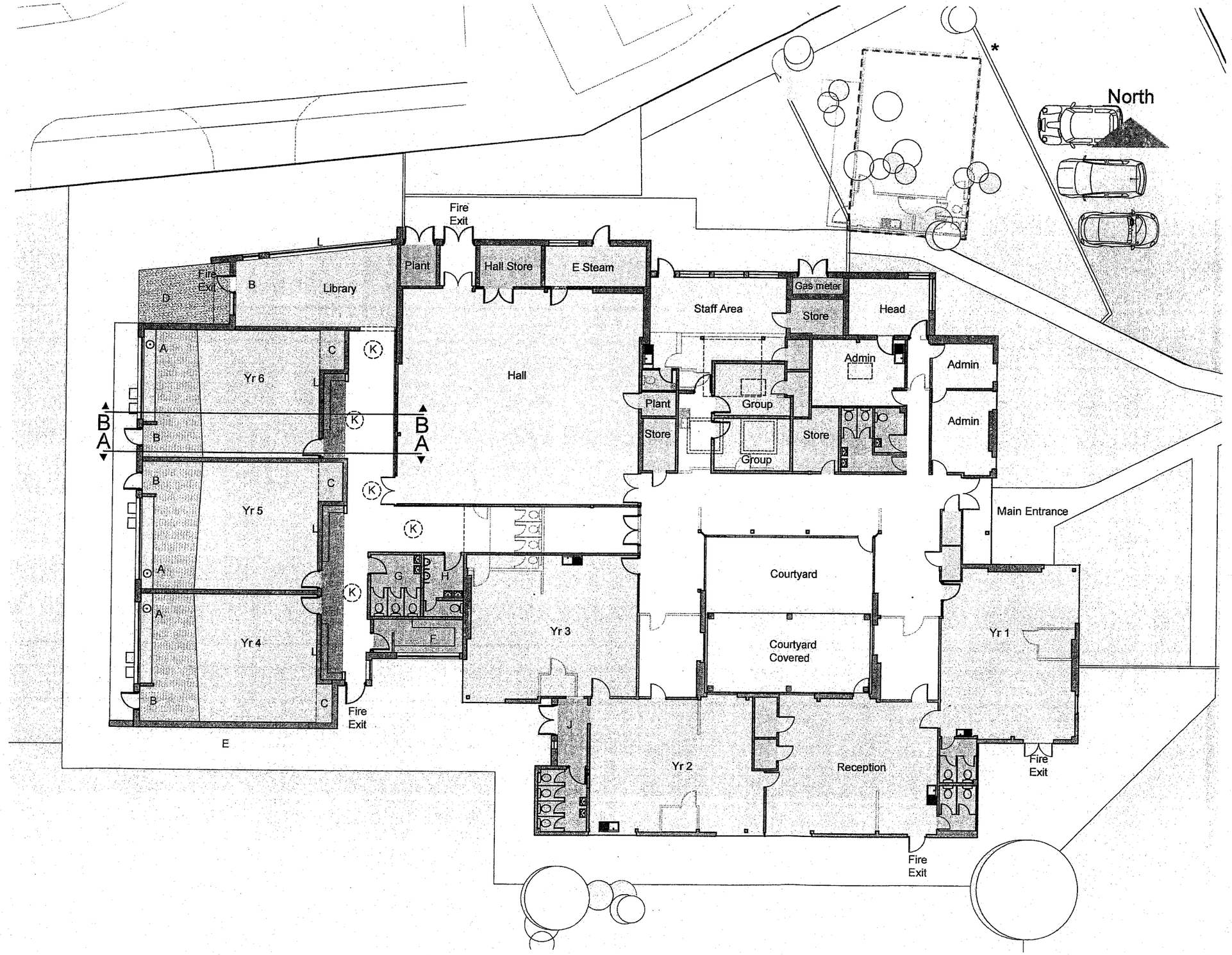
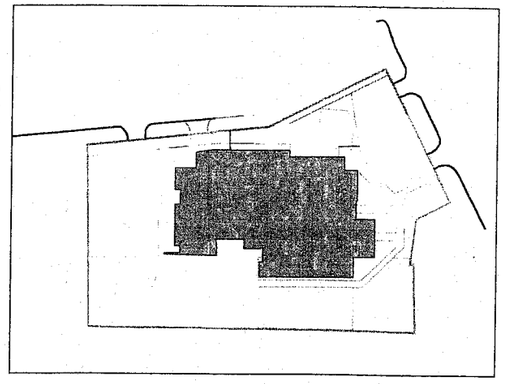
PLANNING DIVISION
ADC/0148/07
DATE RECEIVED
16 MAR 2007



ISSUED FOR PLANNING

Miller Bourne Chartered Architects 332 Kingsway, Hove, East Sussex, BN3 4QW Tel. 01273 411399	Job No. 3981 Scale. 1:200	Shoreham Beach Community School	Ground Floor Plan: Areas	PA-06	REV





* **Temporary Building**
To be removed at end of construction

NB **Greyed out lines indicate existing structure to be removed**

Key:

- Circulation
- External Path / Court
- Admin / Staff
- Storage
- Plant
- Cloakroom
- Toilets
- Class Rooms
- Hall
- E-Steam
- Wet Area

A Class wet area
B Access to outside
C Class Storage
D External deck - sit, play or external teaching space
E Play wall - interactive & educational wall.
South facing aspect :
Explore ways to teach children about sustainability
F Changing Room
G Girls Toilets
H Boys Toilets
J New Internal Circulation Link from Year 3 to Year 2 Toilets
K Hemispherical rooflights: xtralite or similar
L Clerestory / High level windows

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ADC/0148/07
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W.S.C.C.
06 MAR 2007
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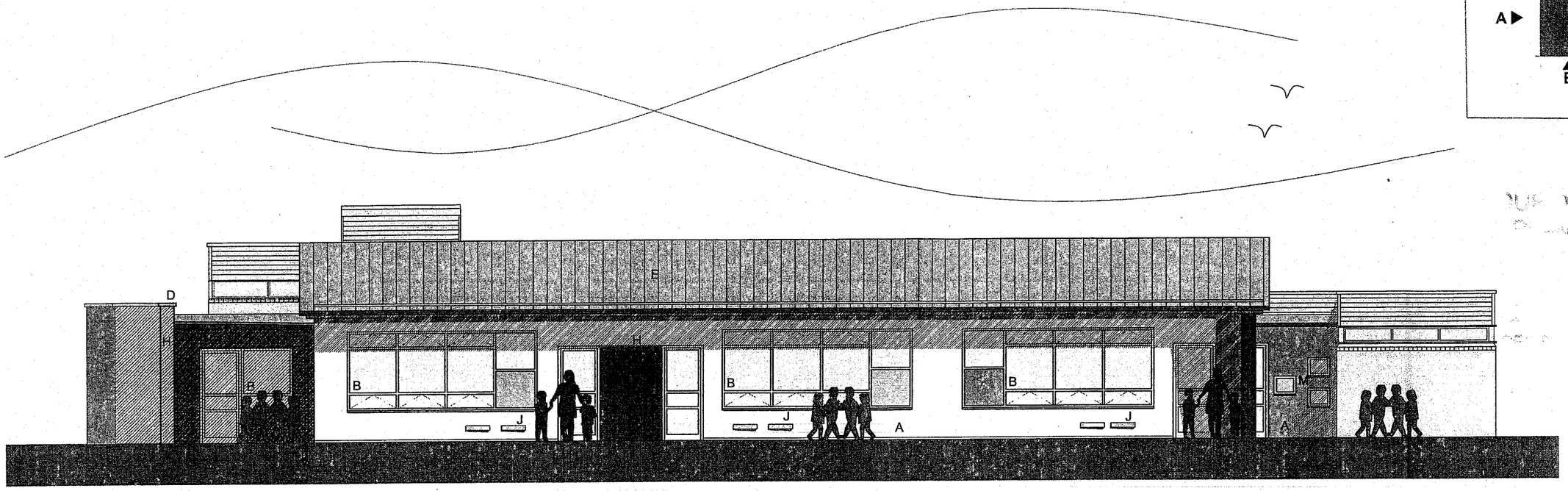
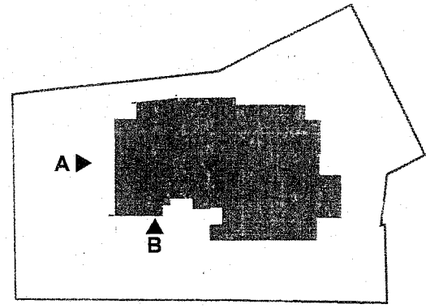
ISSUED FOR PLANNING

Miller Bourne Chartered Architects 332 Kingsway, Hove, East Sussex, BN3 4QW Tel. 01273 411399	Job No. 3981 Scale. 1:200	Shoreham Beach Community School	Proposed Ground Floor Plan	PA-05 REV



West Elevation: A



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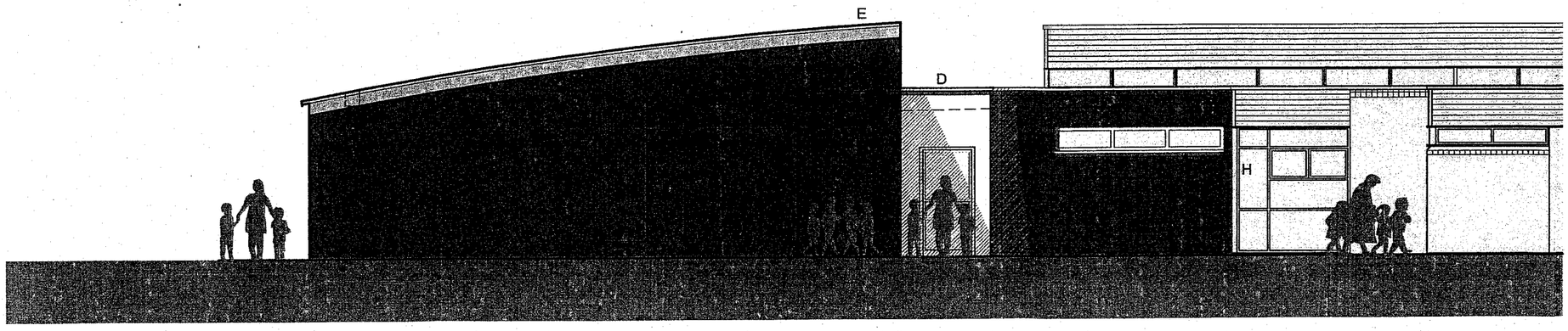
ADC/0148/07
16 MAR 2007
W.S.C.C.
06 MAR 2007
DEVELOPMENT CONTROL PLANNING SERVICES



South Elevation: B

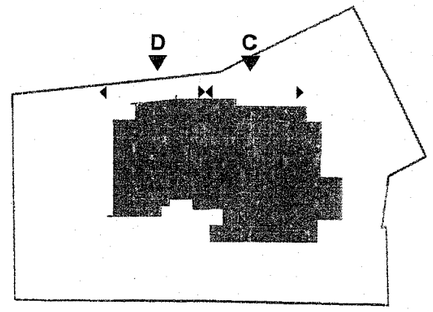
MATERIALS:

A	Render
B	Windows
C	Clerestory / High Level Glazing
D	Parapet
E	Curved Roof
F	Hemispherical Rooflights
G	Roof
H	Glazed tile blocks
J	Seat
K	External deck - sit, play or external teaching space
L	Play wall - interactive & educational wall. South facing aspect : Explore ways to teach children about sustainability
M	New internal circulation link from Year 3 to Year 2 toilets



ISSUED FOR PLANNING

Miller Bourne Chartered Architects 332 Kingsway, Hove, East Sussex, BN3 4QW Tel. 01273 411399	Job No. 3981 Scale. 1:100	Shoreham Beach Community School	Elevations: Proposed	PA 07	REV



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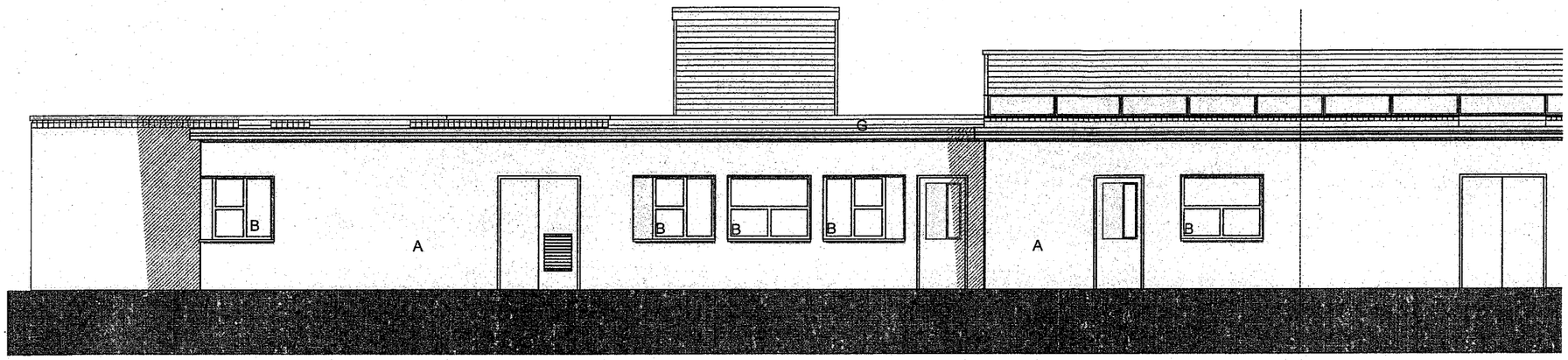
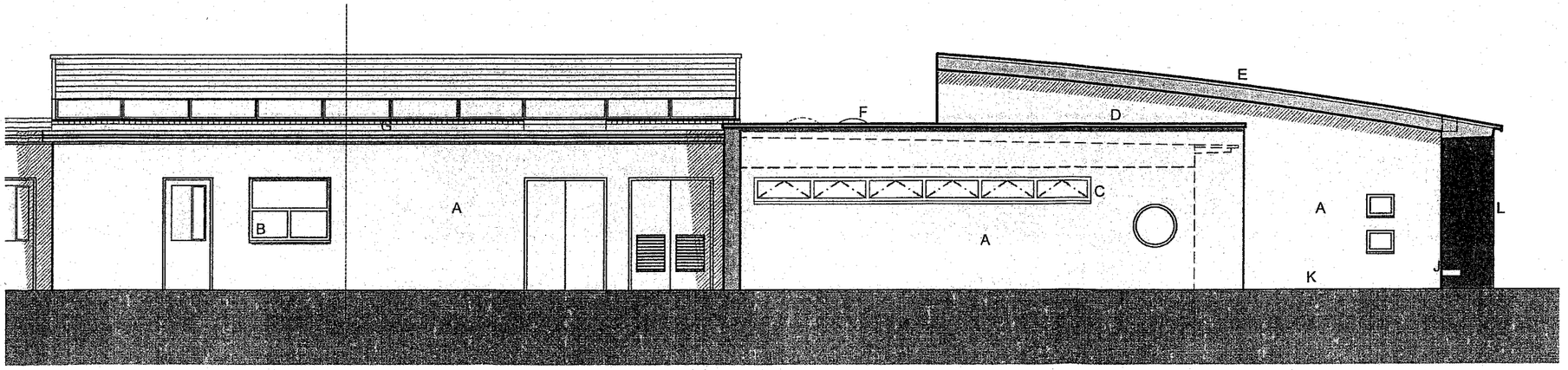


North Elevation [part of]: C



North Elevation [part of]: D

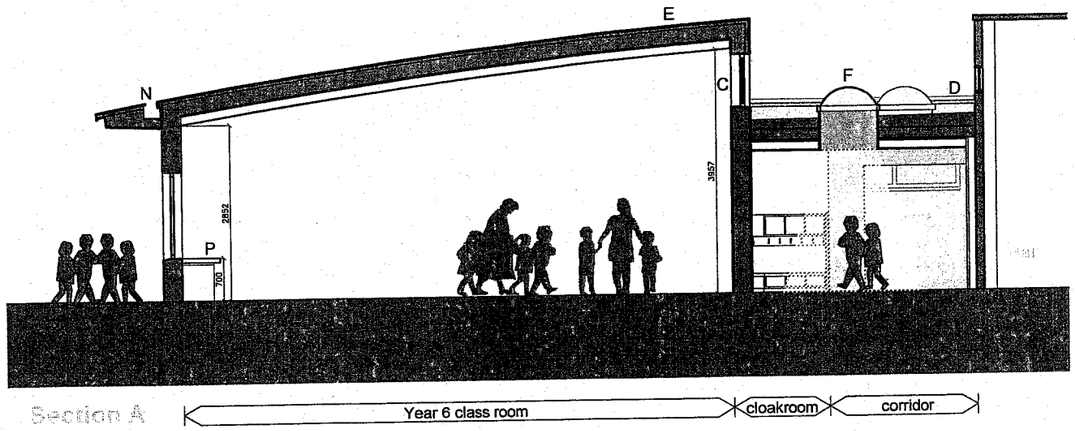
MATERIALS:

A	Render
B	Windows
C	Clerestory / High Level Glazing
D	Parapet
E	Curved Roof
F	Hemispherical Rooflights
G	Roof
H	Glazed tile blocks
J	Seat
K	External deck - sit, play or external teaching space
L	Play wall - interactive & educational wall. South facing aspect : Explore ways to teach children about sustainability
M	New internal circulation link from Year 3 to Year 2 toilets

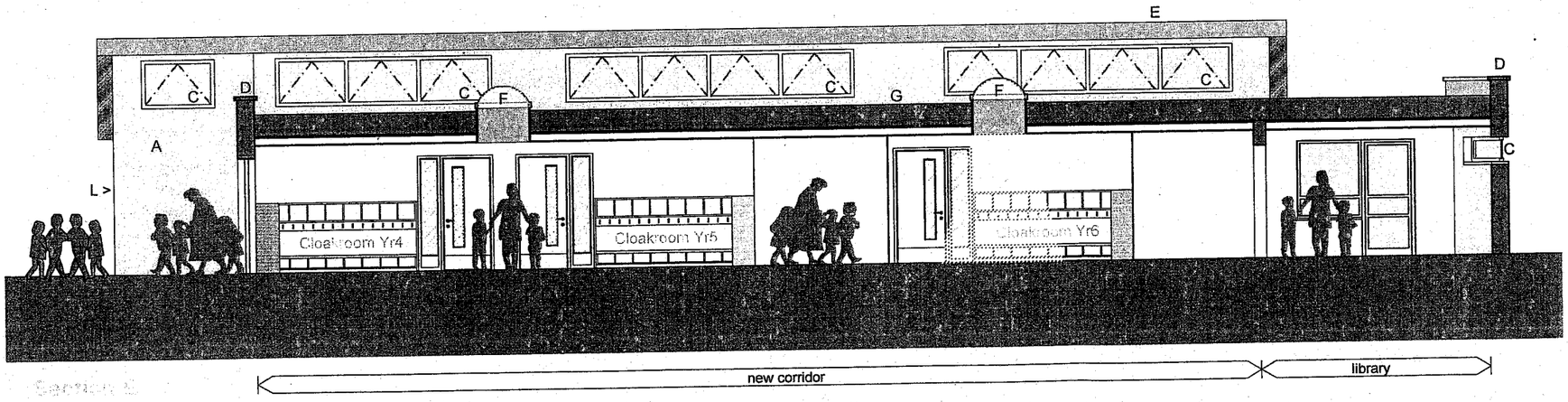


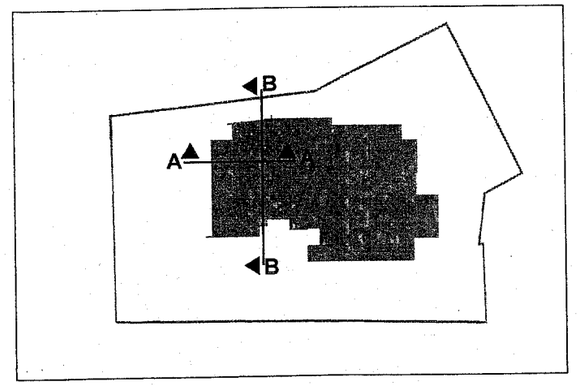
ISSUED FOR PLANNING

Miller Bourne Chartered Architects 332 Kingsway, Hove, East Sussex, BN3 4QW Tel. 01273 411399	Job No. 3981 Scale. 1:100	Shoreham Beach Community School	Elevations: Proposed	PA 08	REV



Section A





MATERIALS:

A	Render
B	Windows
C	Clerestory / High Level Glazing
D	Parapet
E	Curved Roof
F	Hemispherical Rooflights
G	Roof
H	Glazed tile blocks
J	Seat
K	External deck - sit, play or external teaching space
L	Play wall - interactive & educational wall. South facing aspect : Explore ways to teach children about sustainability
M	New internal circulation link from Year 3 to Year 2 toilets
N	Gutter
P	Sink/Wet area

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



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N

CHEAL CLOSE

Hard Play Area

Grass Area

Habitat Garden

Car Park

Entrance

SHINGLE ROAD

Key:

A Temporary Building to be removed at the end of construction

B Secure Gate

C Secondary entrance [vehicular: used out of hours]

D Existing Building

E Existing Sports Hall

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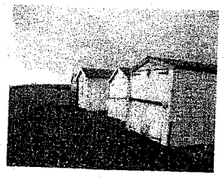
adc/014s/07
16 MAR 2007

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



Miller Bourne Chartered Architects 332 Kingsway, Hove, East Sussex, BN3 4QW Tel. 01273 411399	Job No. 3981 Scale. 1:500	Shoreham Beach Community School	Existing Site Plan	PA-02	REV

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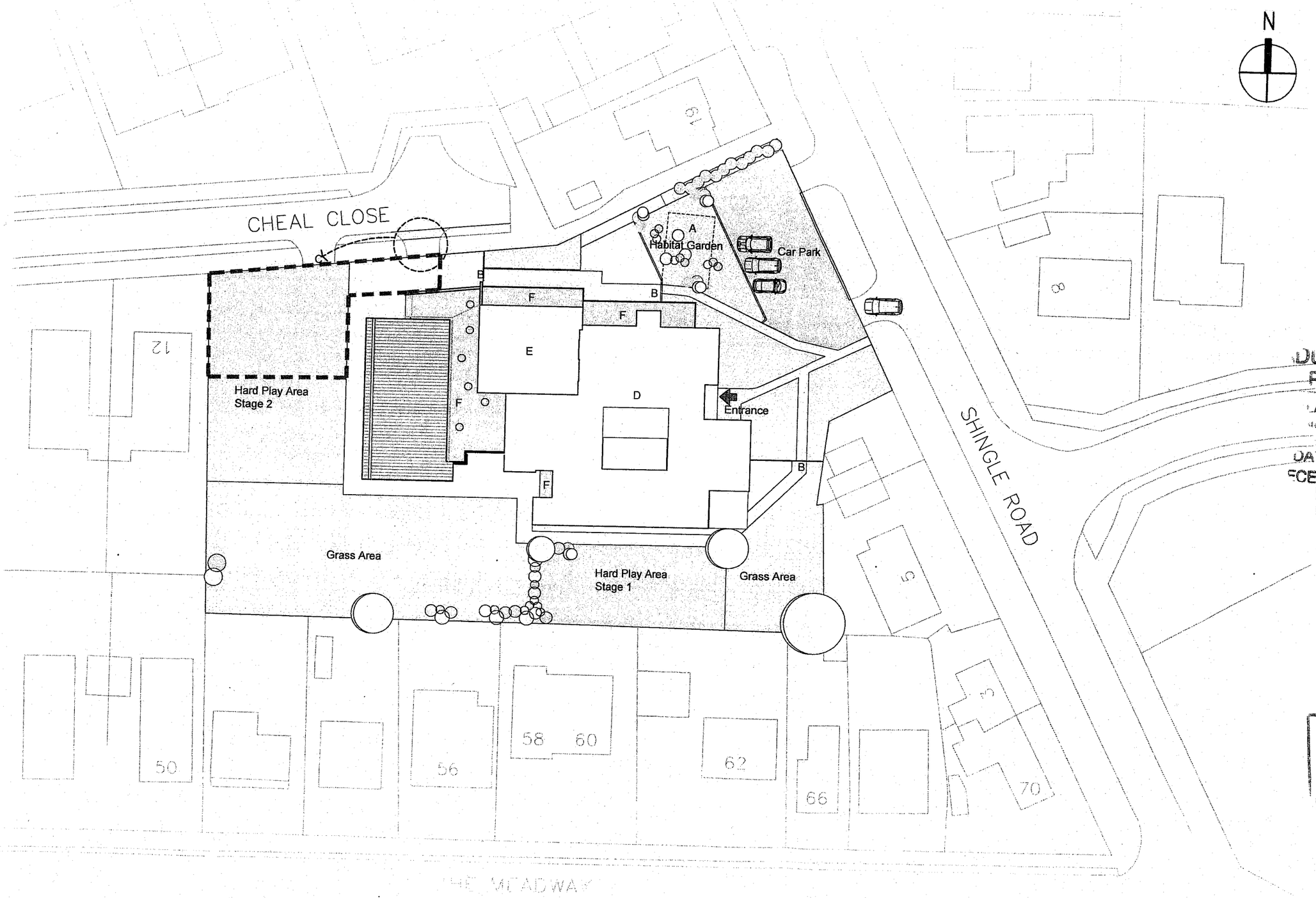

Contractors Supporting Statement

Phasing Programme
Phased works within the existing building.
The project is due to commence early August 2007 and the construction period is scheduled to be 26 weeks

Safety Measures during Construction
Access to the site is to be via Cheal close
All site traffic will use this access.

The site compound will be located adjacent to the location of the new building
The site compound and access will be formed with heras fencing which will segregate the site from the School. The compound will be self contained.

Delivery of the materials to the site will be via Cheal Close
Delivery times will be 09.30-12.30 & 13.30-15.00hrs
Site hours will be 08.00hrs to 17.00hrs
Monday to Friday.

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Key:

Contractors Site Compound

A	Temporary Building to be removed at the end of construction. Left as topsoil to enable School to reinstate the Habitat Garden
B	Secure Gate
C	Secondary entrance relocated [vehicular: used out of hours]
D	Existing Building
E	Existing Sports Hall
F	New Build

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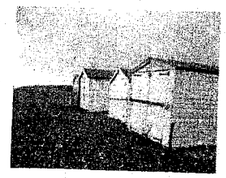
06 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES



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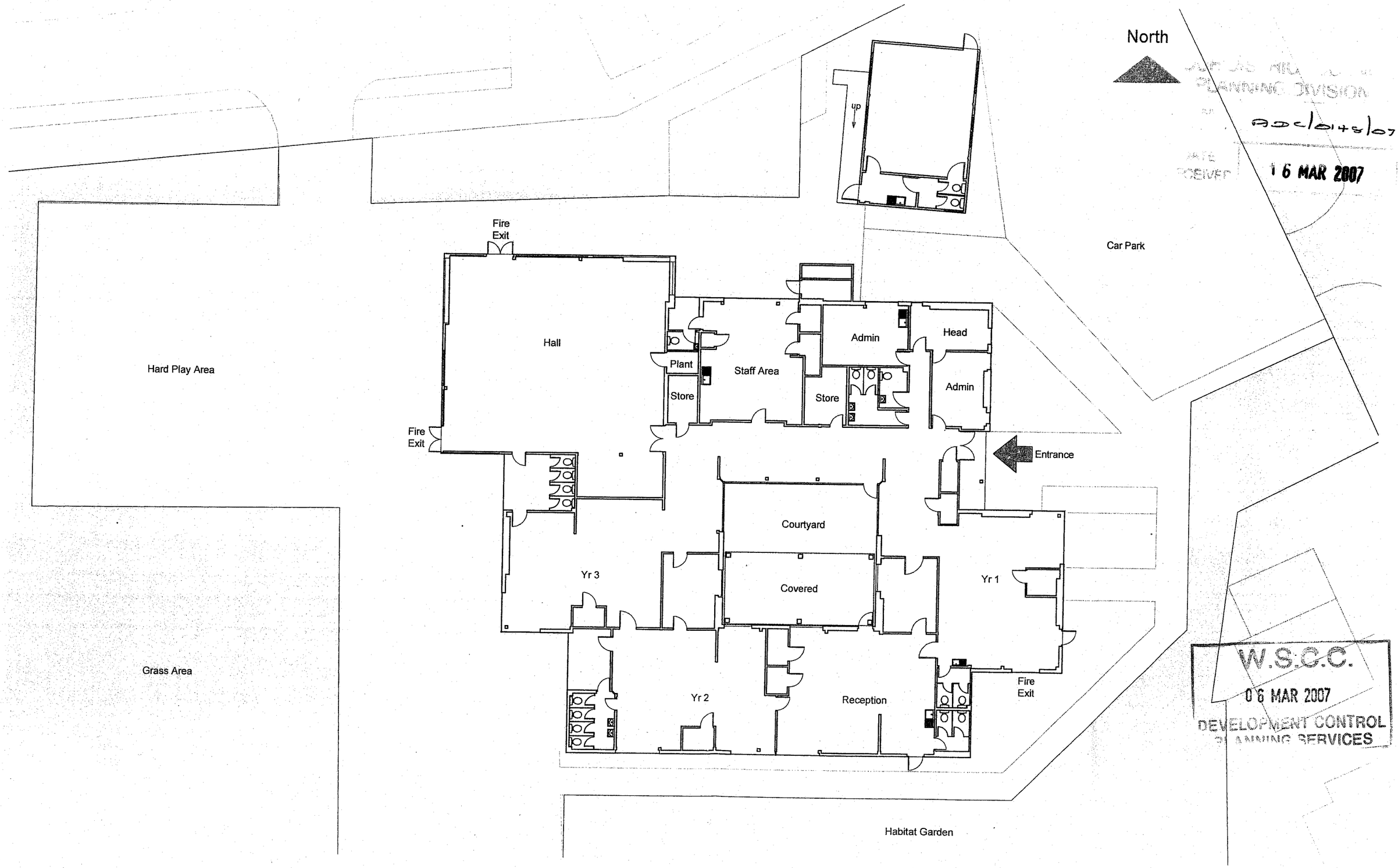
Miller Bourne Chartered Architects 332 Kingsway, Hove, East Sussex, BN3 4QW Tel. 01273 411399	Job No. 3981 Scale. 1:500	Shoreham Beach Community School	Proposed Site Plan	PA-03	REV



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Miller Bourne Chartered Architects 332 Kingsway, Hove, East Sussex, BN3 4QW Tel. 01273 411399	Job No. 3981 Scale. 1:200	Shoreham Beach Community School	Existing Ground Floor Plan	PA-04	REV