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St Nicolas and St Mary CE Primary School,
Eastern Avenue
Shoreham-by-Sea,
West Sussex
BN43 6PE

Job No.: 6494-PM-15

APPLICATION FOR: Installation of temporary modular classroom building for 3 years

APPLICATION REF: PP- 04193925 (Planning portal application)

APPLICATION TYPE: Full planning consent

APPLICANT: West Sussex County Council

AGENT NAME: Stephen Dean (Keegans)

CONTACT NO.: 07775 865925

DATE: **Revision A:** 18th May 2015

SUPPORTING INFORMATION

Design and Access Statement:

1. **Statement of Need**

St Nicolas and St Mary School is to be subject to major improvements in 2 year's time. In the meantime there is a pressing requirement for addition Stage 1 and 2 classroom space to meet the needs of the school in relation to the WSCC Planning School Places 2015 policy document.

This proposal seeks permission for the installation of a temporary modular classroom building located within the existing school grounds. Permission is requested for 3 years.

2. **Proposal Description**

This proposal comprises the installation of a timber modular classroom to provide temporary accommodation for 60 No Stage 1 and 2 pupils. The proposals include for WC facilities (including disabled facilities) cloaks area and storage space.

External works will include an access ramp and external fire escape steps.

3. **Site Context**

3.1 Assessment of Natural & Built Environment

St Nicolas and St Mary school is located to the west of Eastern Road and south of the Upper Shoreham Road within a site of approximately 2.94 ha (the playing field being shared with an adjacent school).

A car park is located at the front of the site providing 16 No spaces for staff use. Access is via the main entrance gates. The pedestrian access into the site is located adjacent to the main entrance gates.

The playing field is located to the south and west of the main school buildings.

The site of the proposed modular building is located in a small corner of the playing fields adjacent to the existing playground space. The proposals do not adversely affect the use of the main playing field areas.

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4. Design Principles Applied to the Proposal

4.1 Use

Hours of use

The Primary School is open 8.00am to 3.15pm with after school activities/clubs until 5.30pm Monday to Friday. The facilities are also used for some evening lettings between 6.30pm and 8.30pm.

Numbers of Children

The Primary School has 355 No children currently on the school roll including 57 No in the nursery. That number is due to increase to 385 in September 2015.

The proposed temporary classroom facilities are required to accommodate the forthcoming influx of additional pupils and relieve space restraints elsewhere.

Existing Staff & Building Users

The current staff numbers at the Primary School are as follows:-

- 14 full time teaching and support staff
- 44 part time teaching and support staff
- 4 part time non-teaching staff

4.2 Amount

The proposed single-storey modular building has a gross internal floor area of 181.5m².

4.3 Layout

The proposed layout of the building provides for a communal entrance with two separate classrooms at each end.

Separate toilet facilities are included for boys, girls and disabled/staff use.

The proposed layout also includes storage space and sink facilities in each classroom.

4.4 Scale

The roof pitch and roofline of the new single storey modular building will correspond to standard modular classroom buildings.

The access ramp and timber fire escape steps will be to a suitable scale to reduce visual impact. The ramp design envisages a single, inclusive access path direct from the playground – this path to be ramped to achieve level access at the door threshold (approx. 550mm above ground). The alternative would require an access path of the same length together with steps and an access ramp and additional paving along the front of the building. The additional ramp and path construction would be expensive and rather ugly compared to the simple straight approach. It would also have the undesirable effect of discriminating against any disabled users by creating separate access routes. While this is quite often the only solution we are able to remove this separation in this case with a simple sloping path.

In addition, as this is a temporary installation, we wish to minimise the amount of construction involved so that the building can be more easily removed when it is no longer required.

4.5 Selection of Location

The building location has been determined by a number of factors: