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: ADC/1167
Date Received: 26 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.....

BUCKINGHAM COMMUNITY MIDDLE SCHOOL, BUCKINGHAM ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5UD

3. DESCRIPTION OF PROPOSED DEVELOPMENT..DEMOLITION OF SINGLE STOREY PORTION OF 6 NO. CLASS BASES AND CONSTRUCTION OF SINGLE STOREY PORTION OF 6 NO. CLASS BASES AND SMALL EXTENSION TO EXISTING OFFICE AND DEMOLITION OF EXISTING TEMPORARY CLASS BLOCK.

4. TYPE OF APPLICATION
Please tick box

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

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

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

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

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

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

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

ADUR D.C.
CHIEF EXECUTIVE'S DEPARTMENT
26 MAR 2007

ENVIRONMENT AND DEVELOPMENT GROUP
09 MAR 2007
A/F

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 2.28 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? [redacted]/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.....

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? [redacted]/NO
- or alteration of an existing vehicular access? [redacted]/NO
- and/or the creation or alteration of a pedestrian access? [redacted]/NO
- Are there any public rights of way within the site? [redacted]/NO

11. HISTORIC CONTEXT

- Would the proposal involve demolition or alteration of a Listed Building or demolition within a Conservation Area? [redacted]/NO
- Does the site include an Ancient Monument? [redacted]/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? [redacted]/NO
- or remove hedgerows? [redacted]/NO

13. DRAINAGE

How would the surface water be disposed of?.....

CONNECTION TO EXISTING SOAKAWAYS.....

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

CONNECTION TO EXISTING FOUL SYSTEM.....

14. SPOIL

How much spoil/demolition rubble (if any) would result from the proposal? [redacted]/MINIMAL/.....m3

Where would the spoil/demolition rubble be disposed of? APPROVED OFF-SITE DISPOSAL.....

15. VEHICLE PARKING

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

Cars 40 (AS EXISTING) Other.....

16. MATERIALS

Please state the materials to be used for:-

External Walls RESIN PANELS.....

Colour TO BE AGREED.....

Roofing ALUMINIUM STANDING SEAM.....

Colour SILVER GREY.....

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/[redacted]

18. PLANS AND DOCUMENTS ENCLOSED

List of plans and drawings submitted TOPOGRAPHICAL.....

PROPOSED PLANS WSCC.06.102/10.....

PROPOSED ELEVATIONS WSCC.06.102/11.....

- A supporting statement YES/[redacted]
- An environmental statement* [redacted]/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/[redacted]
- or Certificate B? [redacted]/NO

Other.....

19. ADDITIONAL INFORMATION

Is the application for:

A industry, offices, warehousing, storage, shopping, commercial purposes or places of public assembly? [redacted]/NO

B the winning or working of minerals? [redacted]/NO

C an agricultural dwelling or building? [redacted]/NO

D development for the provision of education? YES/[redacted]

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 [redacted] Date 20.3.07

County Secretary On behalf of Director for CYPS

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.....
Buckingham Community Middle School, Buckingham Rd, Shoreham-by-Sea, W Sx, BN43 5UD
.....

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	394	420
3. Total number of classrooms	16	16
4. Total number of teachers	12fte	17.5fte
5. Total number of car parking spaces*	40	40

* 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?
.....362.....square metres

7. Please state the reason(s) why the proposed development is required

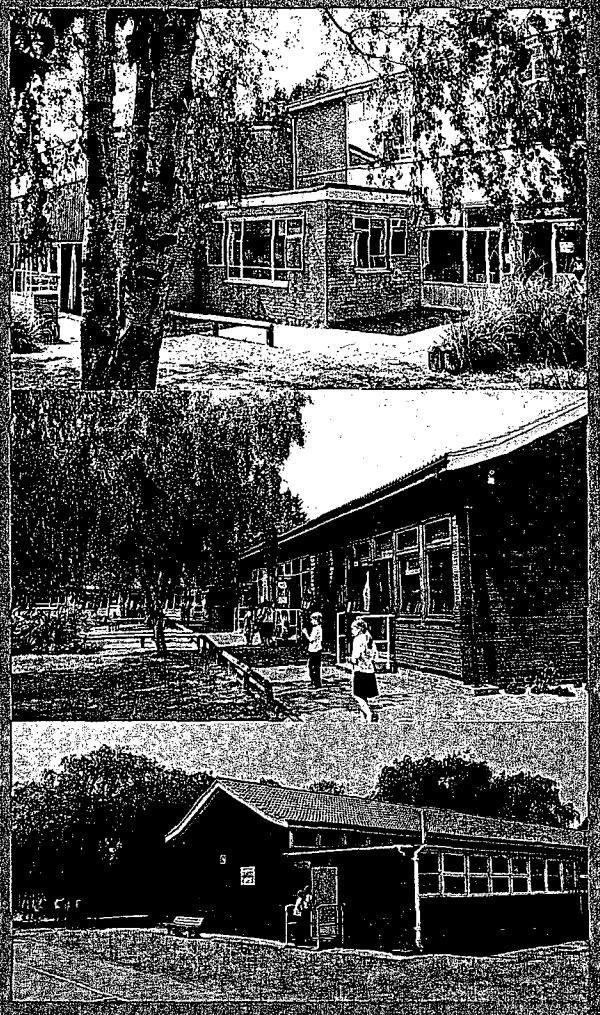
See attached statement

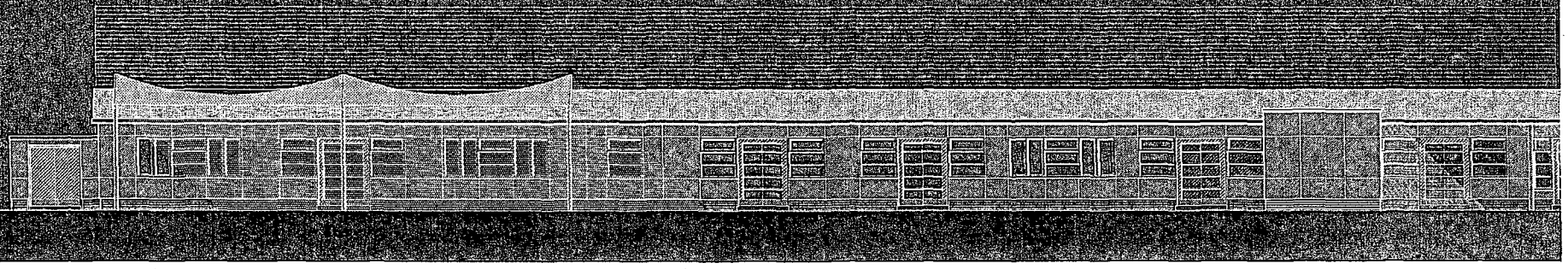
8. If the application is for the renewal of a temporary permission for a relocatable classroom, please give details of those steps which are being taken to satisfy requirements by more permanent buildings. If 'none' it would be helpful if you could give reasons

Signed.....Date 20.3.07
~~County Secretary~~ Director of Children and Young People's Services
on behalf of the
of West Sussex County Council

DESIGN AND ACCESS STATEMENT

WS CHARTERED ARCHITECTS





BUCKINGHAM SCHOOL - SHOREHAM

WSCC.06.102

PLANNING DIVISION
Adc/0111/07
26 MAR 2007
DATE RECEIVED

DESIGN AND ACCESS STATEMENT

Buckingham Community School, Shoreham

USE

The proposed development to Buckingham Community School consists of two extensions in different areas of the school, a stretch of extended classrooms and a small extension to an existing office. The development forms part of the Adur 'Age of Transfer' Project which affects several schools across Adur.

The current pattern of schooling in most of Adur 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 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 from September 2008. In order to achieve this, building extensions and adaptations are required at a number of schools including Buckingham Community School.

The proposed works to Buckingham Community School will bring benefits to many, including the staff and pupils who attend the school, the local community and the entire Adur area as a whole.

AMOUNT

The proposed development to Buckingham Community School comprise an extension and adaptation of the 'Medway' block to provide 6 class bases of an appropriate size together with a group room, and a small extension to an existing office.

The amount of development was discussed between staff and governor's of the school who agreed the proposed level of works are required to enable the change in age range from '8 to 12' to '4 to 11'.

There is one existing temporary class block on site which is to be demolished as part of these works. The temporary block has a floor area of 140m^2 and is in poor condition offering inadequate facilities for the modern learning environment. The total floor area of the proposed development is approximately 728m^2 plus 17m^2 (office extension) due to replace 615m^2 of existing floor area. This equates to a net loss of 10m^2 of floor area across the site. The size of the proposed classes and associated spaces are all in accordance with current government guidelines.

An initial assessment of the proposed works had suggested extending the class bases to the south, with associated play areas; but this would have been detrimental to a very important landscaped courtyard, which forms a vital focal link to the various parts of the school. Further, one part of this area is a memorial garden. The design investigation therefore concentrated on how the building could be altered and extended to the north with associated external play areas.

To facilitate this concept, it has been necessary to remove totally the existing single storey section of the building and re-build. This new section includes extensions to each class – including wet play area – and provides each with separate toilets, stores and external play access. The existing and remaining part of the building is to be upgraded.

This does of course represent substantial works at significant cost – retaining a large portion of a dated structure – and it was therefore necessary to investigate an alternative new build option.

Considerations:-

- No increase in facilities with new build.
- New build location would necessarily be remote from core of school and therefore, the integrity of the school layout would be jeopardised.
- Considerable additional cost.
- The existing structure is adequate and can be reasonably amended; therefore, from a sustainability view point, it would be a waste of resources to demolish the whole structure.

It was therefore agreed to modify existing buildings rather than carry out a new build.

The school will benefit from the proposed works as follows:

- The loss of inadequate existing buildings which currently lower the appeal of the school.
- The addition of up to date accommodation which lifts the profile of the school and provides a modern educational environment.
- Additional external space from the demolition of the existing temporary class block.

LAYOUT

The existing school is tucked away within a residential area of Shoreham on a level site. It is predominantly a single story building, which has had various extensions over the years, compacting the school generally into the eastern section of the site. The open playing fields adjoin that of St. Nicolas and St. Mary Church of England School to the west.

The proposed floor plan is a slight extension of the existing in width providing a new naturally lit corridor, new toilets & stores and an extension in floor area to the classrooms. The new layout collects the rooms to one side of the building allowing the corridor and main circulation space to run free down one side benefiting from a façade of natural light. The internal rooms are lit from above by roof lights. The floor plan allows the six classes to run as individual bases with their own toilets, stores and cloak areas all contained to each base. This a huge benefit over the existing floor plan where toilets and stores were split from classrooms by the internal corridor.

The design has evolved to incorporate, improve and extend the existing classroom structure, retaining the rear high level windows to give natural light to the rear areas and allowing for natural through ventilation.

A low level linking structure over the relocated wet play area with top lights is incorporated with a 'corridor' pitched section, with high-level windows again for through ventilation.

SCALE

The scale of the proposed extension sits well within the site and against the existing school building. The proposal is a single storey extension, as most of the rest of the school, so does not overpower or dominate the site in any way.

Existing photographs within this document show the area of existing school building which the proposal is to replace. The scale of the proposal is extremely similar to that of the existing building. The coloured illustrative elevations, also within this document, illustrate the appropriate scale of the development.

LANDSCAPING

There are no proposals for additional landscaping within this development other than the making good of paths and grassed areas around areas of construction.

APPEARANCE

The construction of the existing school predominantly consists of low pitched tiled or flat roofs, brick elevations and metal framed windows. The school has been subject to a number of extensions over the years. The principal works proposed to the school are centred around the long six-classroom block on the north side. As existing, it

stands as a timber construction with a pitched roof over the classes and a low, flat roofed corridor / toilet section. The main classroom elevation faces south looking into an open internal courtyard.

The design principle for this proposal is to provide a more interesting mixture of materials and colours, both externally and internally other than those of the existing school. The proposal will enliven and enrich the existing school buildings and local environment, whilst producing a distinct and friendly atmosphere for these younger children getting their first experience of school.

The proposed form of the new 6-classroom development is very similar to the existing following a linear format. The design breaks up the long elevation by a series of coloured insulated panels and glazing. The introduction of colour to the scheme is an important aspect when dealing with children. Dull spaces do little to invigorate or encourage an active learning environment. The coloured elements to the elevations are insulated resin board used as opposed to render to reduce the risk of vandalism. Refer to the coloured elevation drawings within this document for a clear understanding of the use of colour in the scheme.

A PVC coated polyester fabric canopy is provided for covered play to the reception classes.

The extension to the existing office is a simple extension matching the existing structure and materials.

ACCESS

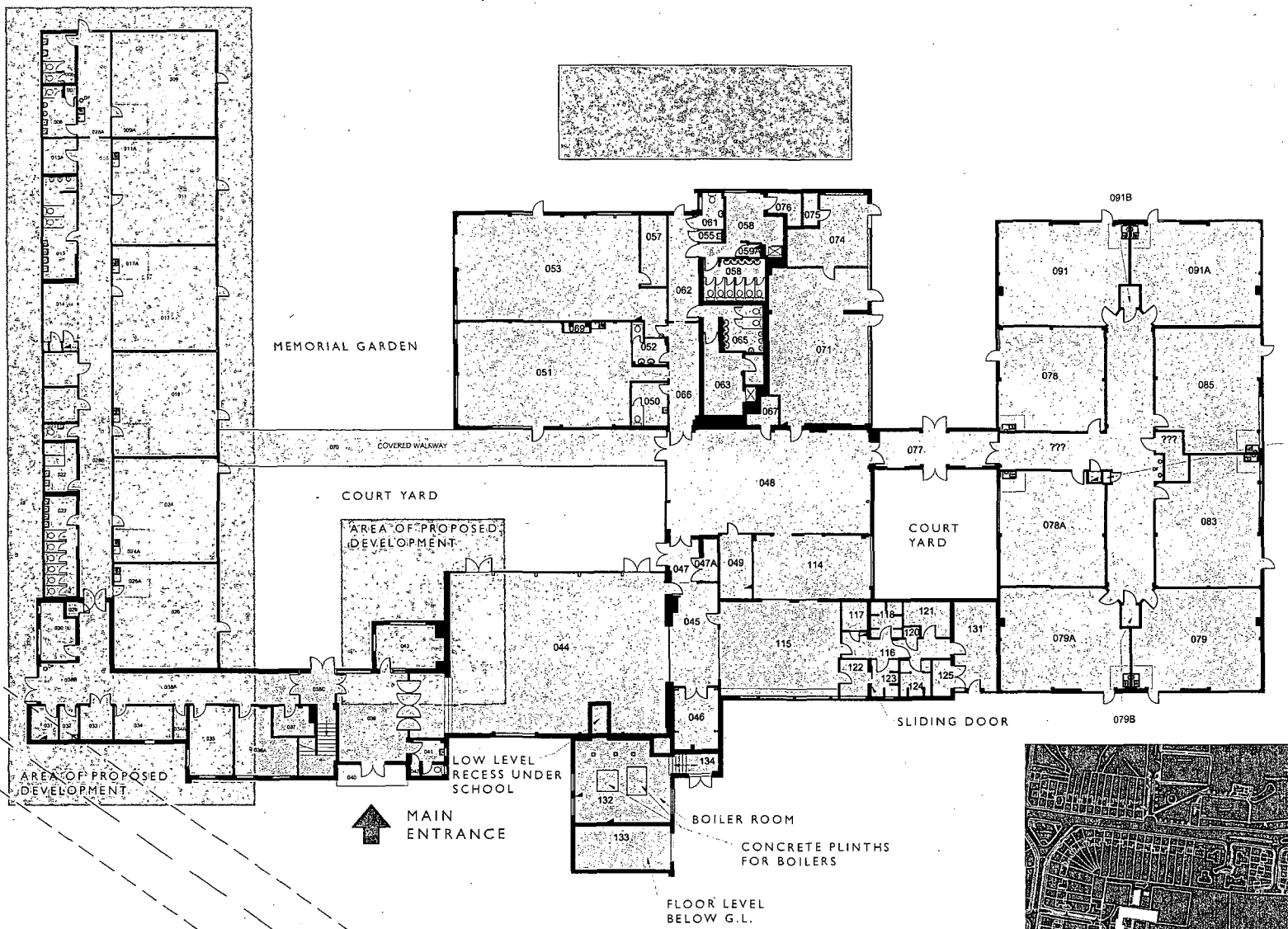
There is currently just one access to the site through Hamfield Avenue off of Buckingham Road, which offers both vehicular and pedestrian access down a narrow road and footpath. The contractor will be charged with providing an alternative route for construction vehicles through Buckingham Close for the duration of the works.

Vehicular access is not proposed to change and as a single storey extension, all areas of the proposal are easily accessible by wheelchair users.

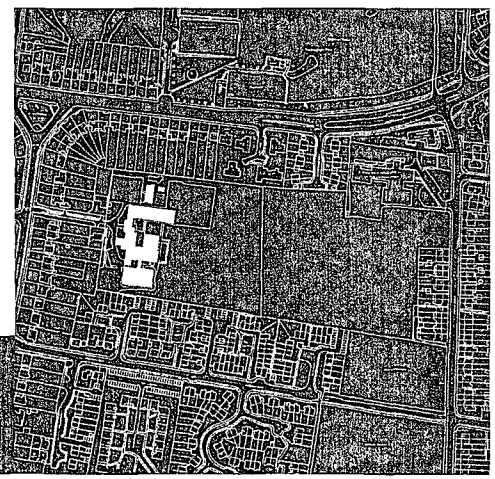
There are currently 40 existing car parking spaces on the site and as the proposed works represent only a small increase in ancillary floor area there is no proposal to increase the existing provision.



INDICATIVE SECTION



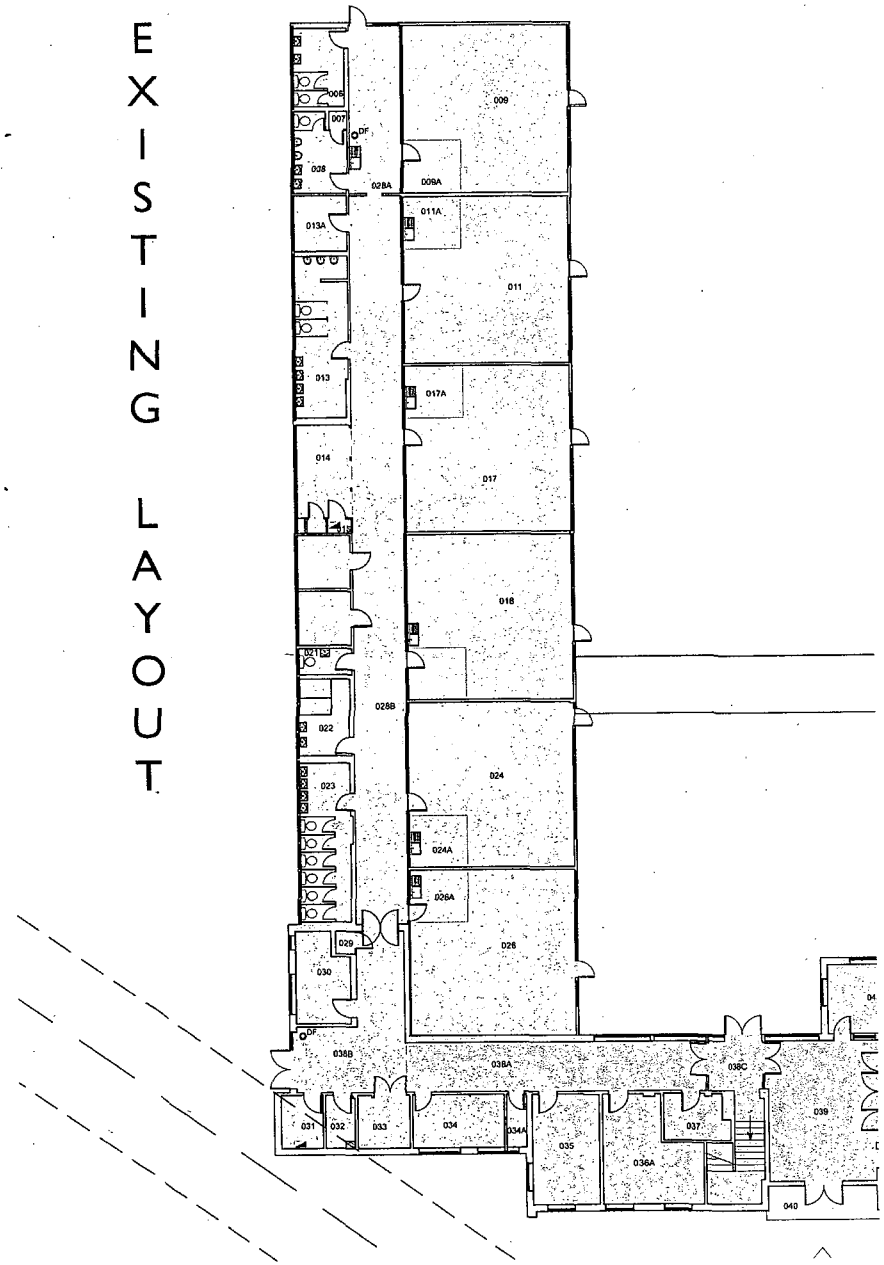
NOT TO SCALE



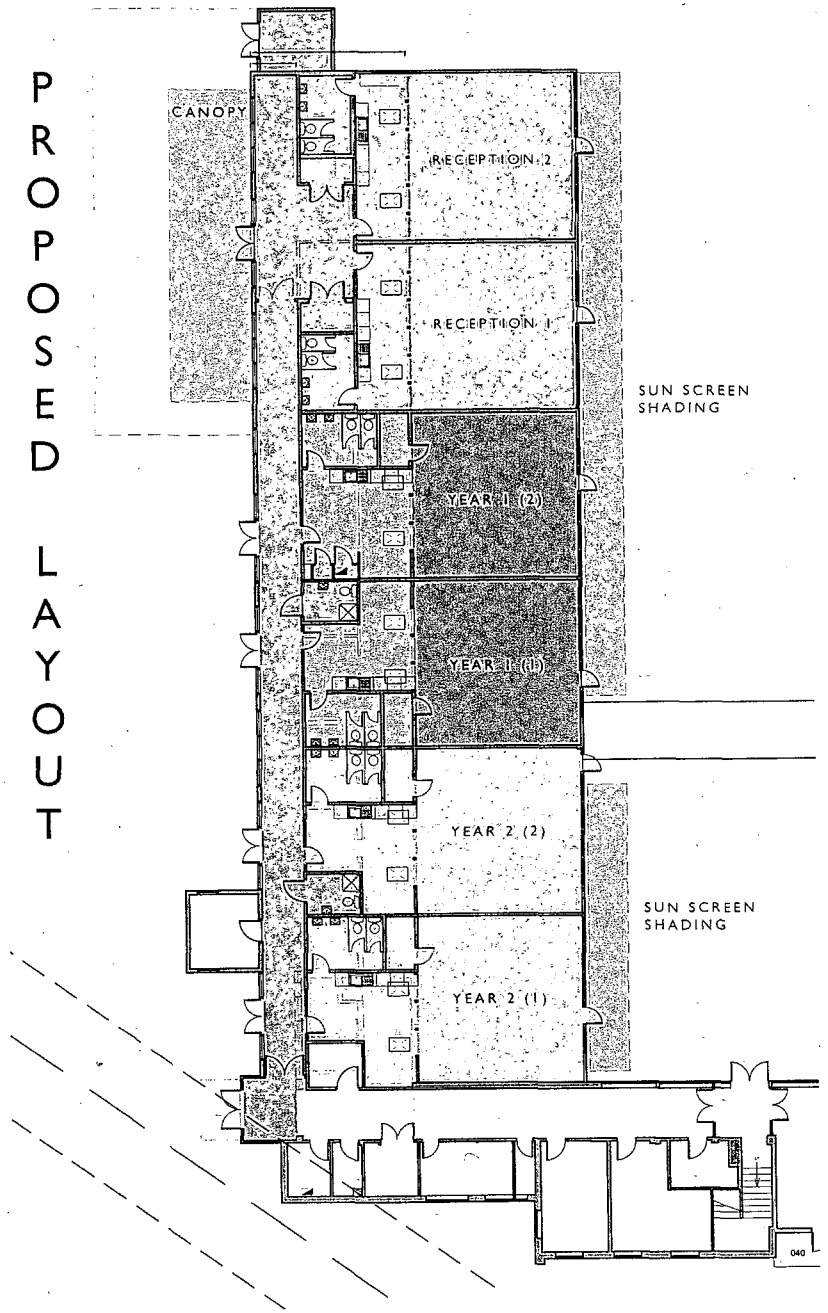
CHARTERED ARCHITECTS
UCKFIELD 01825 768222

BUCKINGHAM SCHOOL - SHOREHAM
EXISTING PLAN

EXISTING LAYOUT



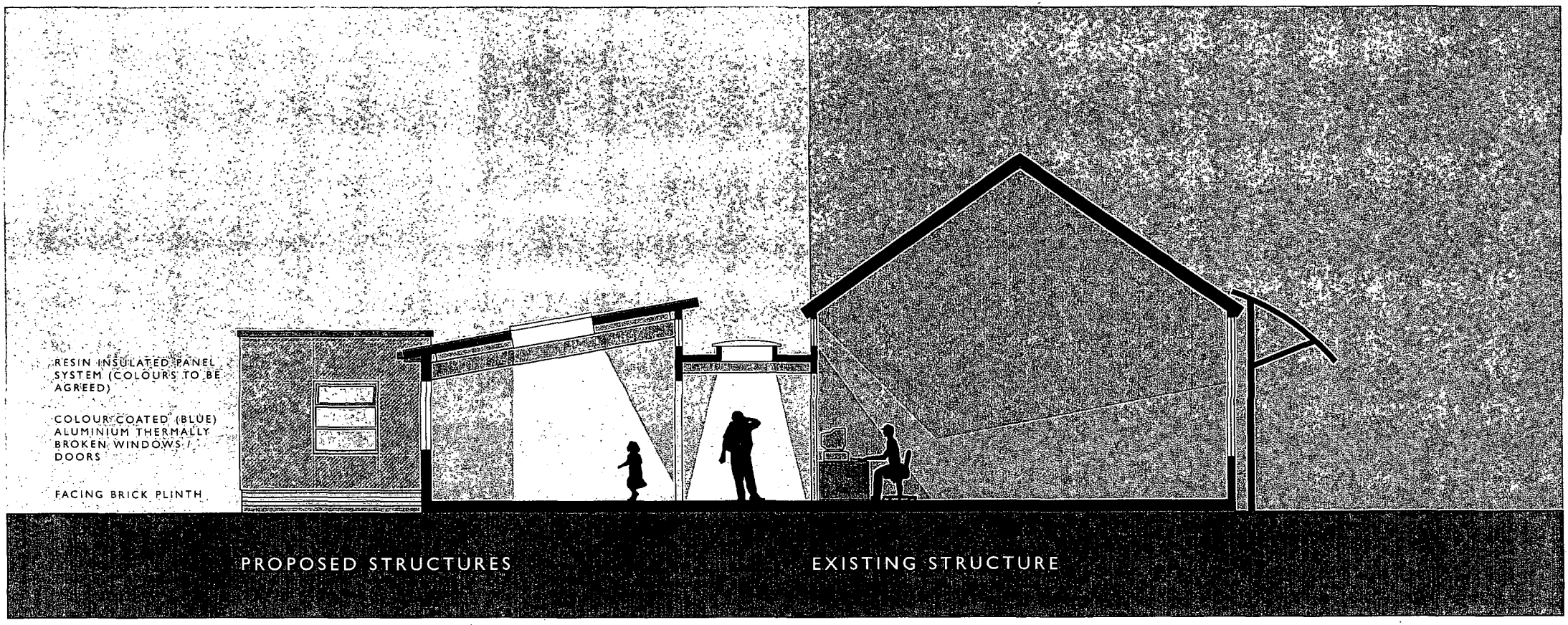
PROPOSED LAYOUT



CHARTERED ARCHITECTS
UCKFIELD 01825 768222

BUCKINGHAM SCHOOL - SHOREHAM
PROPOSED PLAN

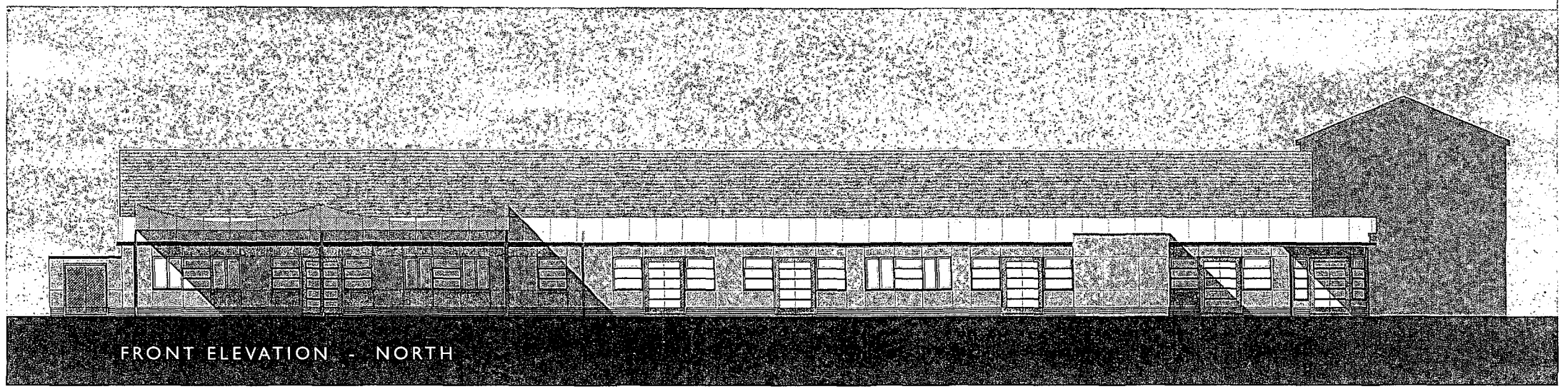
NOT TO SCALE



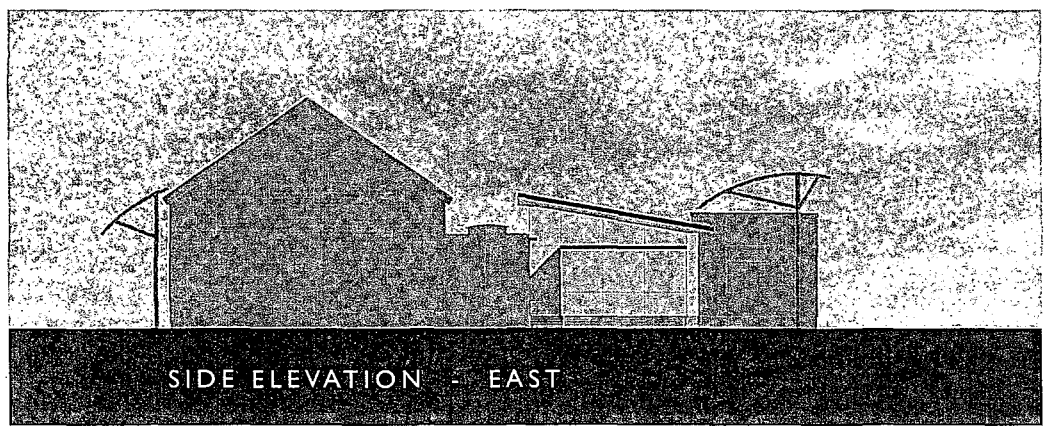
CHARTERED ARCHITECTS
UCKFIELD 01825 768222

BUCKINGHAM SCHOOL - SHOREHAM
PROPOSED SECTION

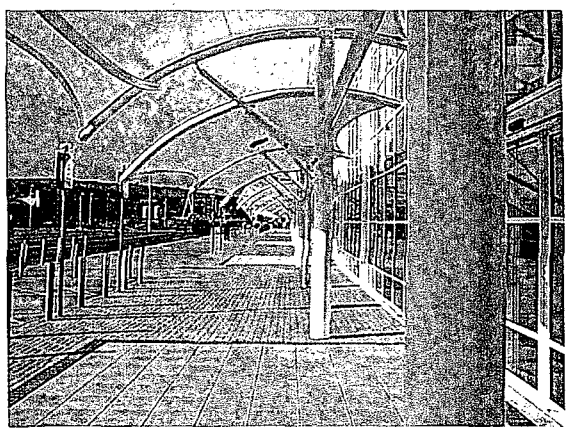
NOT TO SCALE



FRONT ELEVATION - NORTH



SIDE ELEVATION - EAST

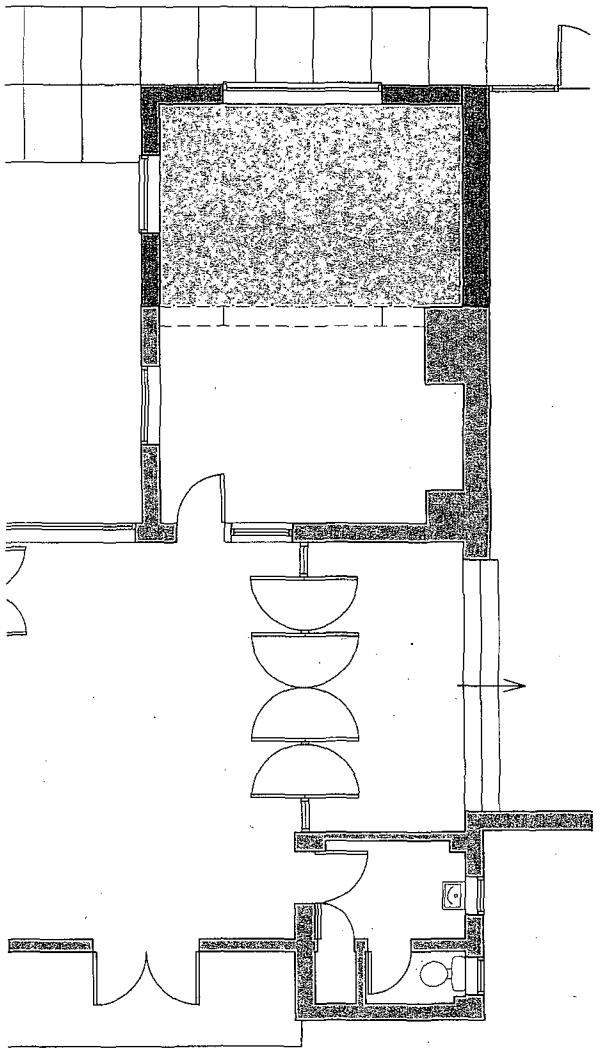


CHARTERED ARCHITECTS

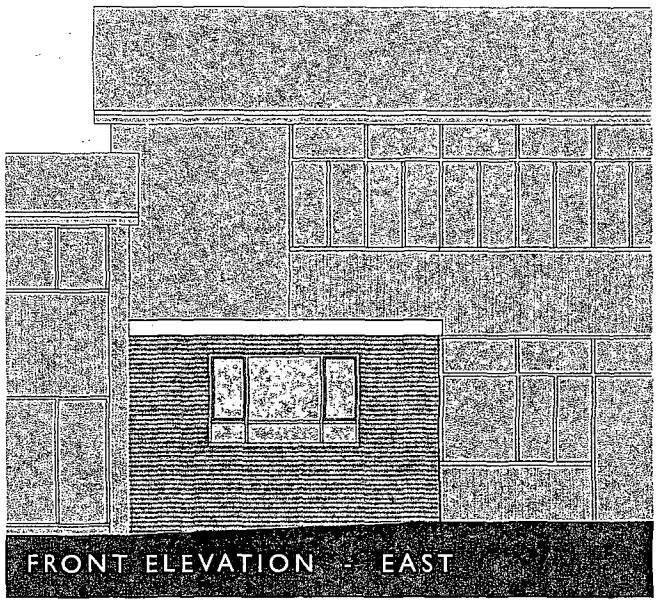
UCKFIELD. 01825 768222

BUCKINGHAM SCHOOL - SHOREHAM
PROPOSED ELEVATIONS

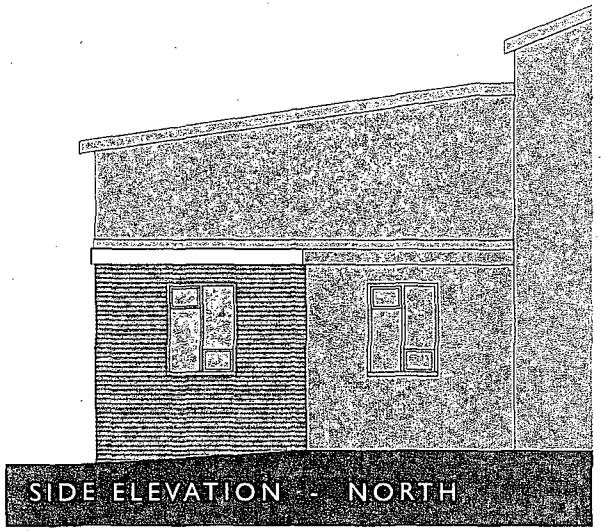
NOT TO SCALE



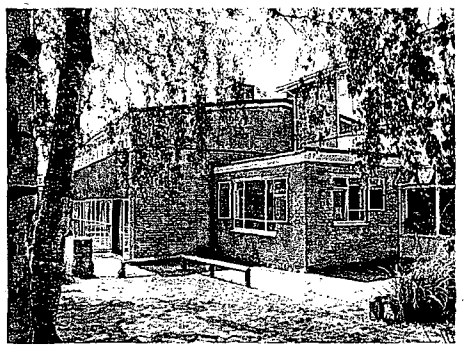
PROPOSED PLAN



FRONT ELEVATION - EAST



SIDE ELEVATION - NORTH

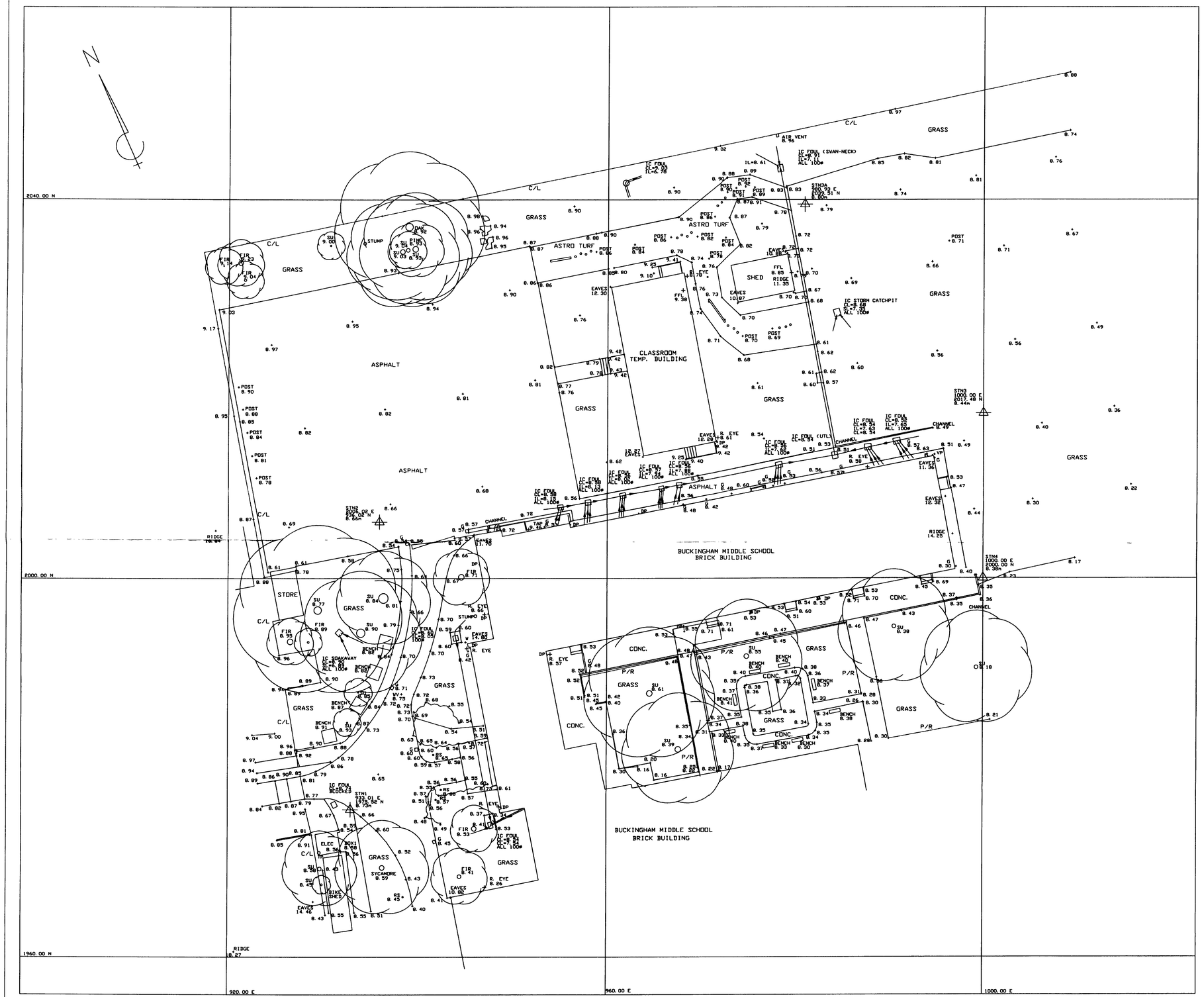


CHARTERED ARCHITECTS

UCKFIELD 01825 768222

BUCKINGHAM SCHOOL - SHOREHAM
PROPOSED OFFICE EXTENSION

NOT TO SCALE



NOTES :

ALL LEVELS RELATIVE TO O.S. DATUM
OSBM USED :- FRONT OF NO. 332 UPPER SHOREHAM ROAD
VALUE : 13.08m

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 SOAKAWAY CHAMBERS, INVERT LEVELS TO PIPEWORK ARE APPROXIMATE.

ALL LEVELS AND DIMENSIONS 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

Acknowledged
26 MAR 2007

KEY :

BB	- BELISHA BEACON	MKR	- MARKER
BIN	- LITTER BIN	OHW	- OVERHEAD WIRE
BL	- BED LEVEL	O/H	- OVERHEAD
BOLL	- BOLLARD	PIL	- PILLAR
BRW	- BRICK WALL	PL	- PAVEMENT LIGHT
BS	- BUS STOP	PDT	- 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/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		

20 MAR 2007

ISO 9001
REGISTERED FIRM

SHAW COLEGATE
Land and Building Surveyors

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

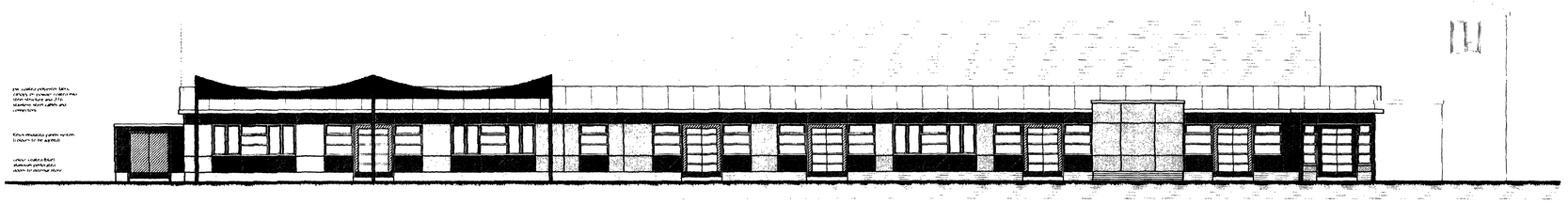
Title : BUCKINGHAM MIDDLE SCHOOL, SHOREHAM
TOPOGRAPHIC SURVEY

Job No. : 17486_TOPO
Original Scale : 1: 200
Sheet Size : A1

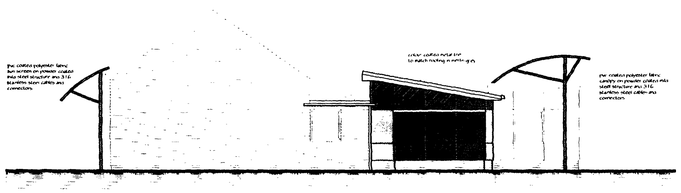
Surveyed By : HW/JT — Date : NOVEMBER 2006
Drawn By : HW/RP — Date : DECEMBER 2006

Client: WEST SUSSEX COUNTY COUNCIL
PROPERTY SERVICES, THE TANNERY, WESTGATE,
CHICHESTER, WEST SUSSEX, PO19 3RJ

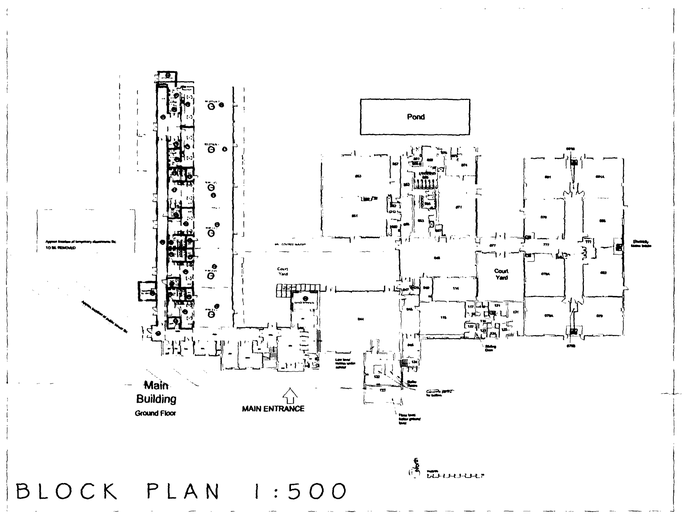
Arlon1167
26 MAR 2007



PROPOSED NORTH ELEVATION 1:100



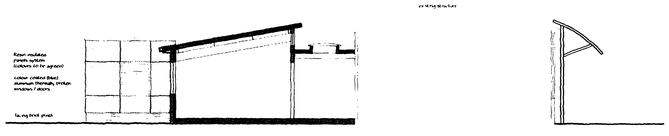
PROPOSED EAST ELEVATION 1:100



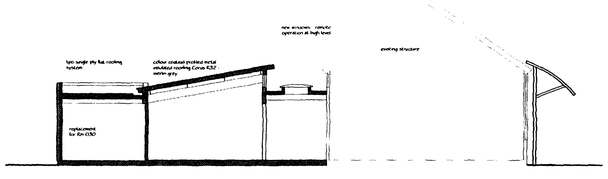
BLOCK PLAN 1:500



LOCATION PLAN 1:1250



PROPOSED WEST ELEVATION / SECTION 1:100



PROPOSED SECTION 1:100

20 MAR 2007

A Site location boundary changed for planning. 14.03.07

Revisions **Date**

WSa CHARTERED ARCHITECTS

UCKFIELD Tel: 01825 768222 ■ HASTINGS Tel: 01424 421067 □

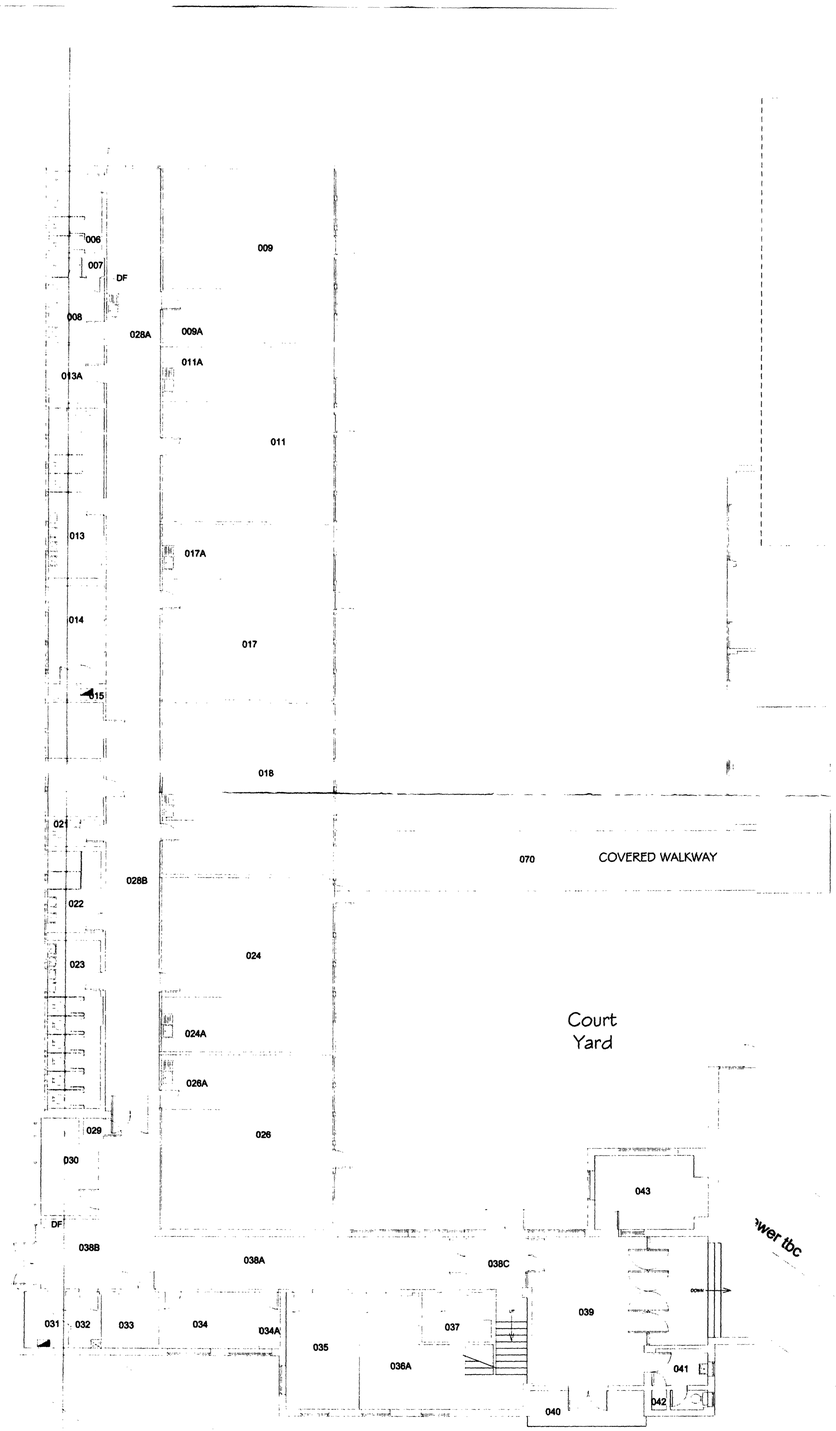
Job Title.
ADAPTIONS TO
BUCKINGHAM SCHOOL.
SHOREHAM.

Description.
PROPOSED EXTENSION & ALTERATIONS
ELEVATIONS & SECTIONS
PLANNING

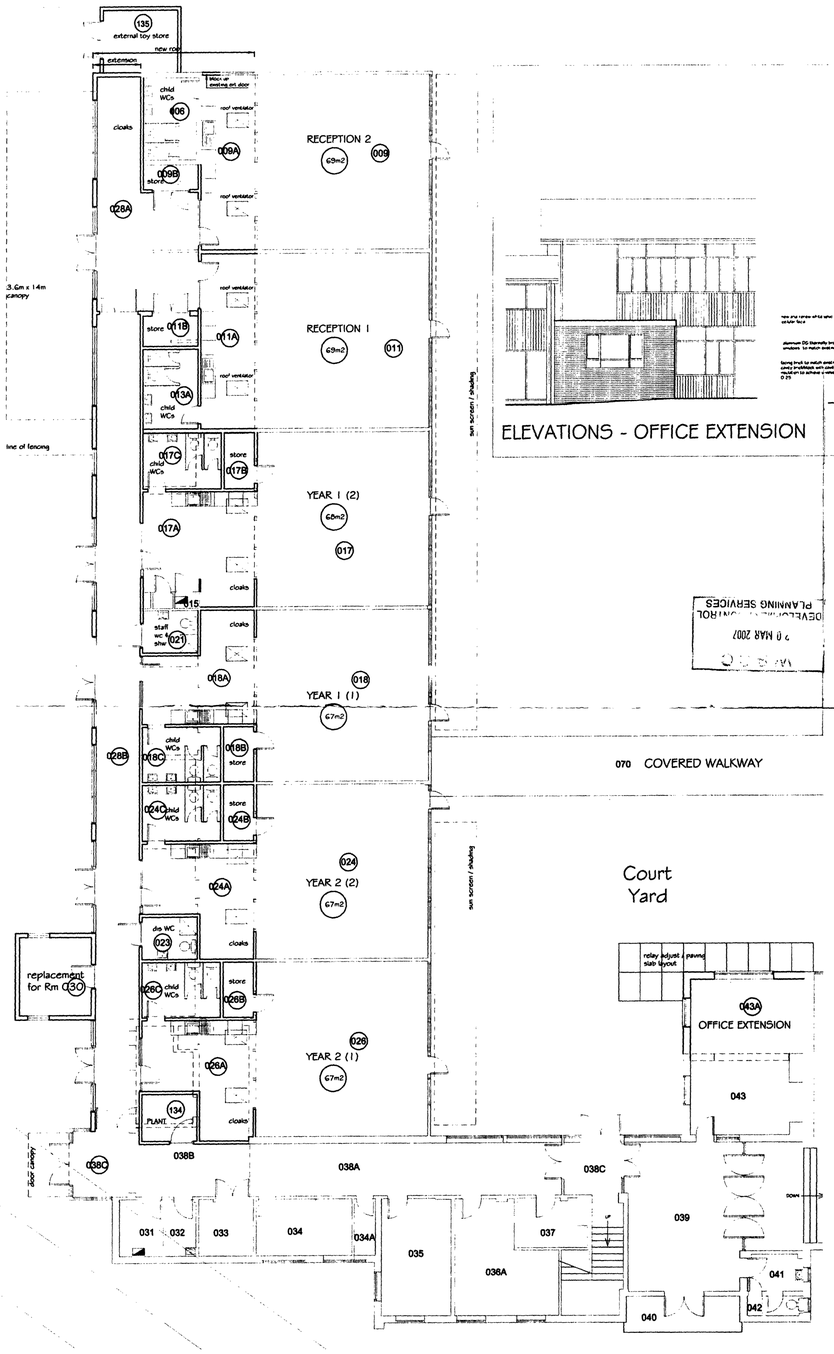
Scale: 1/100 **Date:** 10/06
Drawn by: TDD **Checked by:**

Drawing No: WSCC.06.02/11 A

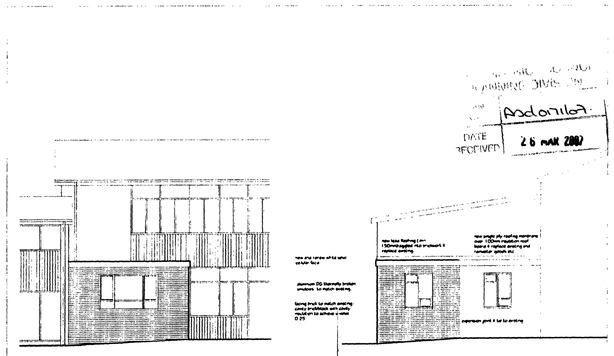
W.S.C.C.
14 MAR 2007
DEVELOPMENT CONTROL
PLANNING SERVICES



EXISTING PLAN 1 : 100



PROPOSED PLAN 1 : 100



ELEVATIONS - OFFICE EXTENSION 1 : 100

Revisions Date

CHARTERED ARCHITECTS

UCKFIELD Tel: 01825 768222 ■ HASTINGS Tel: 01424 421067 □

Job Title.
ADAPTIONS TO
BUCKINGHAM SCHOOL.
SHOREHAM.

Description.
PROPOSED EXTENSION & ALTERATIONS
FLOOR PLANS
PLANNING

Scale: 1/100 Date: 08/06
Drawn by: TDD Checked by:

Drawing No: WSCC.06.02 / 10