Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR
DISTRICT COUNCIL

Application for Planning Permission
Town and Country Planning Act 1990

PLANNING D
PLAN No. A0010489108
DATE 20 ... 2008

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Mrs A Ridge & The Executors of Mrs J Cragg deceased

Street address: c/o Beverley Ogden
Beverley Ogden & Co
Bank Buildings

Town/City: 11 -13 High Street

County: Lewes

Country: East Sussex

Postcode: BN7 2NJ

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Colin | Surname: Jessey

Company name: Colin Jessey Associates

Street address: 29
Parkfield Road
Tarring

Town/City: Worthing

County: West Sussex

Country: UK

Postcode: BN13 1EP

	Country Code	National Number	Extension Number
Telephone number:		01903 212019	
Mobile number:		07802 807016	
Fax number:			

Email address: colin@colinjessey.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of redundant nursery school and replacement with nine residential dwelling houses, comprising four 2 bedroom dwellings and five 1 bedroom dwelling, to include change of use from D1 non residential institution to C3 dwellinghouses

Has the building, work or change of use already started? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: Ardmore school

Street address: Wembley Gardens

Town/City: Lancing

County: West Sussex

Postcode: BN15 9LA

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 517974

Northing: 104645

Description:

Single storey flat roof school building

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Peter Surname: Barnett

Reference:

Date (DD/MM/YYYY): 14/08/2008 (Must be pre-application submission)

Details of the pre-application advice received:

General advice sought and given on the number of units acceptable, parking and associated issues

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (●) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (●) No

Are there any new public roads to be provided within the site? ( ) Yes (●) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (●) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (●) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (●) Yes ( ) No

If Yes, please provide details:

Two wheelie bis are to be provided to each unit in desiganted bin areas, for general and recyclable waste, see drawing 107.08.03

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

Two wheelie bis are to be provided to each unit in desiganted bin areas, for general and recyclable waste, see drawing 107.08.03

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (●) Yes ( ) No

If Yes, please provide details:

Architect board posted on the site

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (●) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Does your proposal include the gain or loss of residential units? (•) Yes ( ) No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses	5	4			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 9

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	9
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? (•) Yes ( ) No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1	Non-residential institutions	282.0	282.0	0.0	-282.0
	Total	282.0	282.0	0.0	-282.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 1,289 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

none

Is the proposal for a waste management development? ( ) Yes (•) No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (•) No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Colin Surname: Jessey

Person role: Agent Declaration date: 01/10/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Colin Surname: Jessey

Person role: Agent Declaration date: 01/10/2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 02/10/08

10. Materials (continued)

Walls - description:

Description of *existing* materials and finishes:

brick and timber panelling

Description of *proposed* materials and finishes:

brick and rendered elevations

Roof - description:

Description of *existing* materials and finishes:

flat felt roof

Description of *proposed* materials and finishes:

pitched tiled roof

Windows - description:

Description of *existing* materials and finishes:

large glazed panel windows mainly timber frames

Description of *proposed* materials and finishes:

white casement windows in upvc

Doors - description:

Description of *existing* materials and finishes:

mainly full glazed timber doors

Description of *proposed* materials and finishes:

timber panelled front doors with leaded light
glazed rear doors in white upvc

Boundary treatments - description:

Description of *existing* materials and finishes:

Chain link fencing

Description of *proposed* materials and finishes:

Brick and rendered panelled walls to north and south boundaries
Brick walls and timber close boarded fencing to the rear gardenboundaries
Timber lapped fence panels to the internal garden boundaries

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Gravel

Description of *proposed* materials and finishes:

Blue Tar-Macadam

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Four traditional solar powered street lights

Others - description:

Type of other material: Dove Cote

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Tiled roof over white cedarwood construction

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Covering letter
4 A4 sheets with email correpondence from WSCC
4 A4 sheets with correpondence from Michael Jones & Co
5 A4 pages with 15 colour photographs
Design & Access Statement
Drawings as listed on Drawing Issue Sheet

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	8	9	1
Disability spaces	0	1	1
Cycle spaces	0	18	18
Other (e.g. Bus)	0	1	1
Short description of Other	visitors bay		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

For existing see drawings 107.08.01
For proposed see drawing 107.08.03

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

vacant

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

D1. nursery school

When did this use end (if known) (DD/MM/YYYY)? 30/07/2006

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

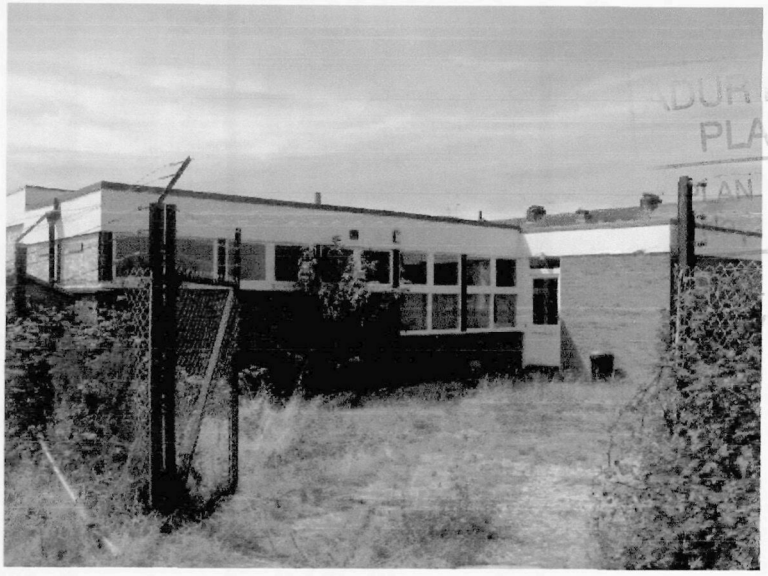
If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

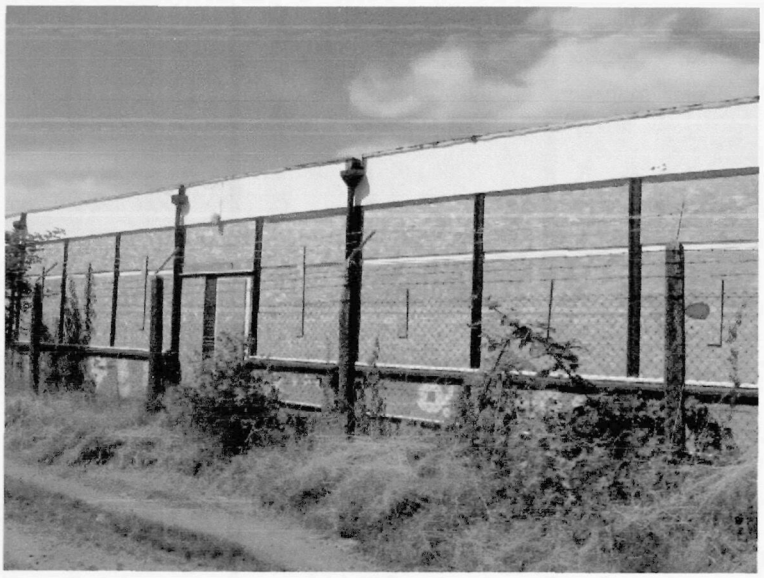
18. Residential Units

Ardmore Nursery School
Wembley Gardens, Wembley Avenue, Lancing, West Sussex, BN15 9LA



ADUR DISTRICT COUNCIL
PLANNING DIVISION
Acc/04/89/08
20 OCT 2008

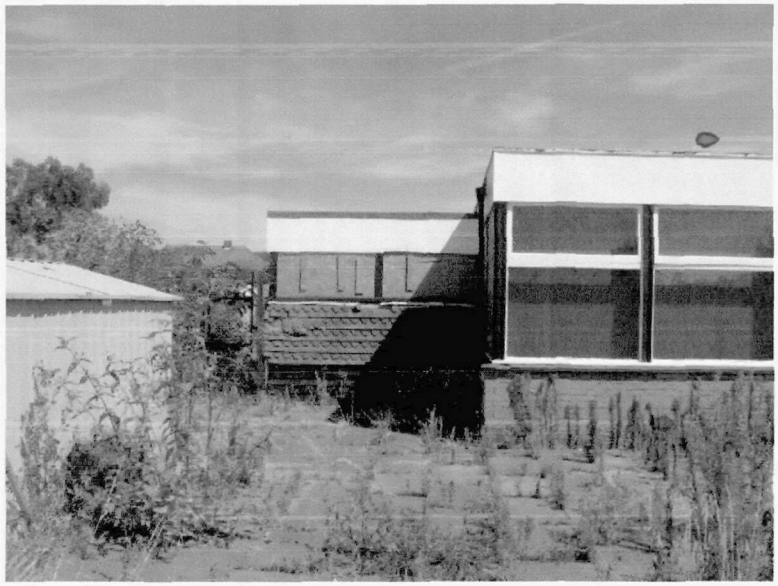




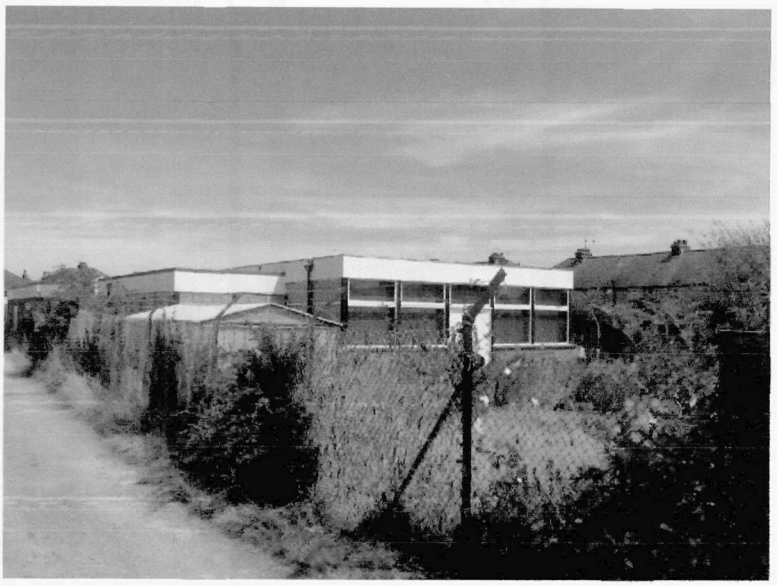
Ardmore Nursery School
Wembley Gardens, Wembley Avenue, *Lancing*, West Sussex, BN15 9LA

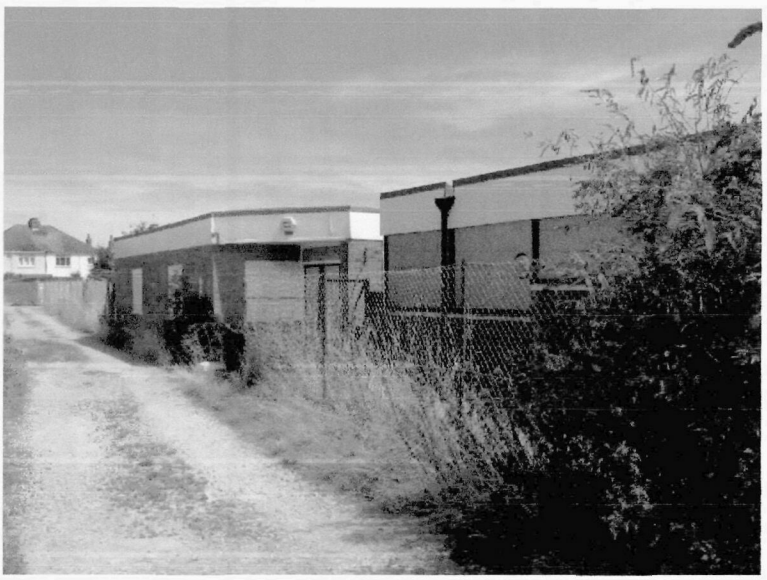






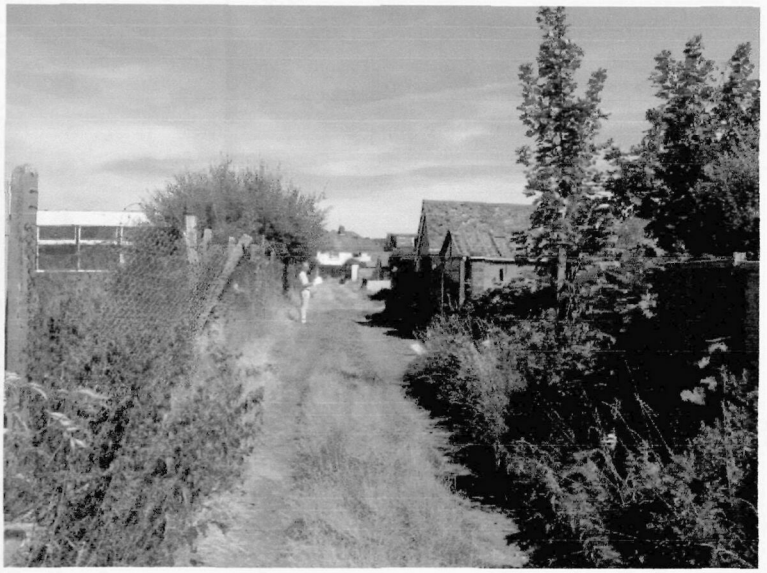
Ardmore Nursery School
Wembley Gardens, Wembley Avenue, Lancing, West Sussex, BN15 9LA







Ardmore Nursery School
Wembley Gardens, Wembley Avenue, Lancing, West Sussex, BN15 9LA







Florence Cottages, Wembley Gardens, Wembley Avenue, Lancing, West Sussex





Nos 1 – 10 Wembley Gardens, Wembley Avenue, Lancing, West Sussex



Michael JONES

www.michaeljones.co.uk

Colin Jessey Associates
29 Parkfield Road
Tarring
Worthing
West Sussex
BN13 1EP

Please Contact Worthing Office
Tel: 01903 228600

PLANNING

PLAN No. Ardlau89/08

DATE RECEIVED 20 OCT 2008

2 September 2008

Dear Sirs

Proposed Development Ardmore Nursery School, Wembley Gardens, Wembley Avenue, Lancing

In respect of your enquiry dated 21 August 2008 I write to confirm that indeed we have been providing marketing advice to Mrs Ridge and the beneficiaries of Mrs Cragg since February 2006. To date no suitable purchaser has been found for the building in its current user class.

I trust this letter is suitable for your purpose.

Yours faithfully

[redacted]

Michael L R Jones

For and on Behalf of Michael Jones & Co LLP

SALES

Worthing
8 Chapel Road
Worthing BN11 1BJ
Tel: 01903 213281
Fax: 01903 214467

Findon Valley
208 Findon Road
Findon Valley BN14 0EJ
Tel: 01903 872949
Fax: 01903 872149

Goring
100 George V Avenue
Goring BN11 5RP
Tel: 01903 505111
Fax: 01903 505115

Lancing
37 North Road
Lancing BN15 9AS
Tel: 01903 522000
Fax: 01903 522000

Littlehampton
86 High Street
Littlehampton BN17 5DX
Tel: 01903 730877
Fax: 01903 725000

LETTINGS

Worthing
13 Chatsworth Road
Worthing BN11 1LY
Tel: 01903 213111
Fax: 01903 230619

Littlehampton
86 High Street
Littlehampton BN17 5DX
Tel: 01903 730888
Fax: 01903 725000

Michael Jones & Co is a Limited Liability Partnership, Registered Office: Grafton Lodge, 15 Grafton Road, Worthing, West Sussex, BN11 1QR, Registered in England and Wales No. 0C305340, Partners: Michael L R Jones, Neil Hyde, Alan Kentfield & Gary Evans

Michael JONES AND COMPANY
Estate Agents · Valuers · Surveyors

Estate Agents
8 Chapel Road Worthing West Sussex BN11 1BJ
Telephone: 01903 213281 • Fax: 01903 214467
email: info@michaeljones.co.uk

Mrs A Ridge
Byways
The Street
Pidinghoe Village
Newhaven
East Sussex
BN9 9AY

17 February 2006

Dear Angela

Ardmore School, Wembley Gardens, Lancing, West Sussex

Further to our telephone conversation I write to thank you for your kind instructions to take Ardmore School to the open market.

Accordingly I enclose a copy of my company's details and I would confirm that these have been circulated to a dozen or so applicants. Further to this I enclose a copy of the letters sent to them today.

Whilst writing I attach a copy of my company's terms and conditions for acting for you in this disposal and I trust that I am able to bring forward a successful conclusion.

If you should have any queries with regard to the above please do not hesitate to contact me and I look forward to speaking to you.

Yours sincerely

Michael L R Jones

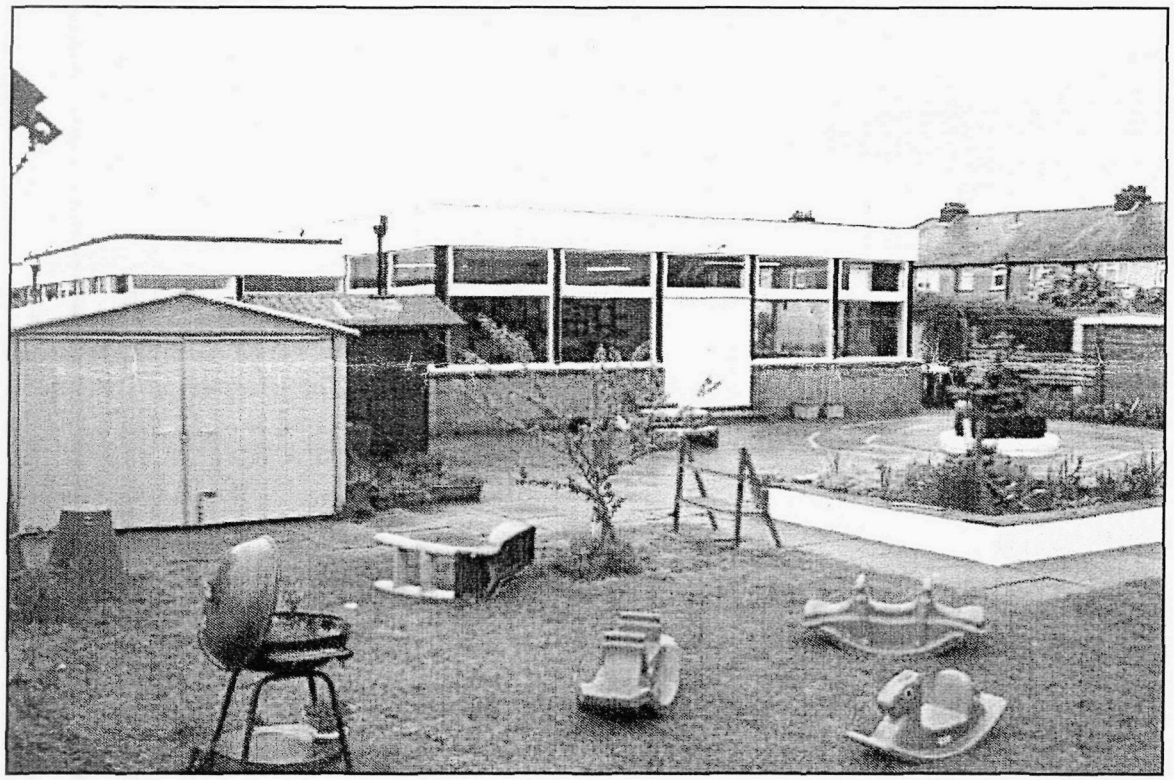
1/1

Michael Jones & Co. is a Limited Liability Partnership
Registered Office: Bishopstone, 36 Crescent Road, Worthing, West Sussex BN11 1RL Registered in England and Wales No. OC305430

Michael JONES

www.michaeljones.co.uk

ARDMORE SCHOOL, WEMBLEY GARDENS, LANCING, WEST SUSSEX
AN EDUCATIONAL BUILDING WITH OFF STREET PARKING & GENEROUS SOUTH FACING PLAYING FIELDS WITHIN A SOUGHT AFTER RESIDENTIAL AREA



DESCRIPTION

Ardmore School comprises a single storey flat roofed detached purpose built educational facility. It comprises of four principle classrooms with ancillary accommodation. The building has good off street car parking facilities and a south facing playing field.

LOCATION

Situated on a private (unadopted) lane approximately one mile from Lancing Village centre. Lancing is a sought after residential area which is well served by a good retail heart. It also benefits from a mainline railway station and ease of access on the A259 and A27.

ACCOMMODATION

Glazed double doors to:

Entrance Hall

SALES

Worthing
8 Chapel Road
Worthing BN11 1BJ
Tel: 01903 213281
Fax: 01903 214467

Findon Valley
208 Findon Road
Findon Valley BN14 0EJ
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Fax: 01903 872149

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100 George V Avenue
Goring BN11 5RP
Tel: 01903 505111
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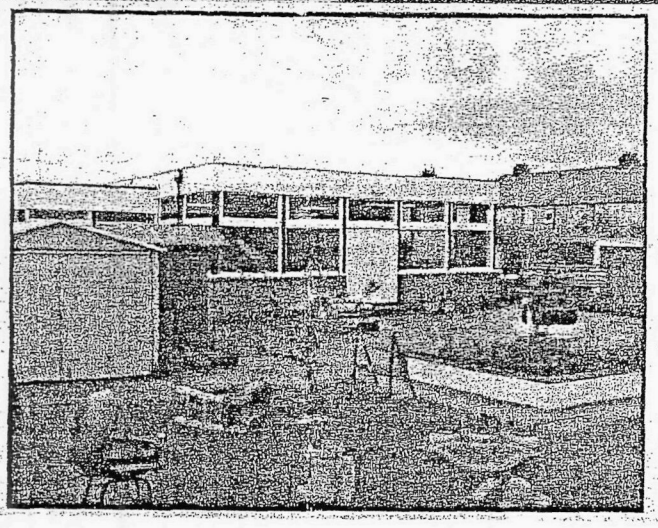
a1378333

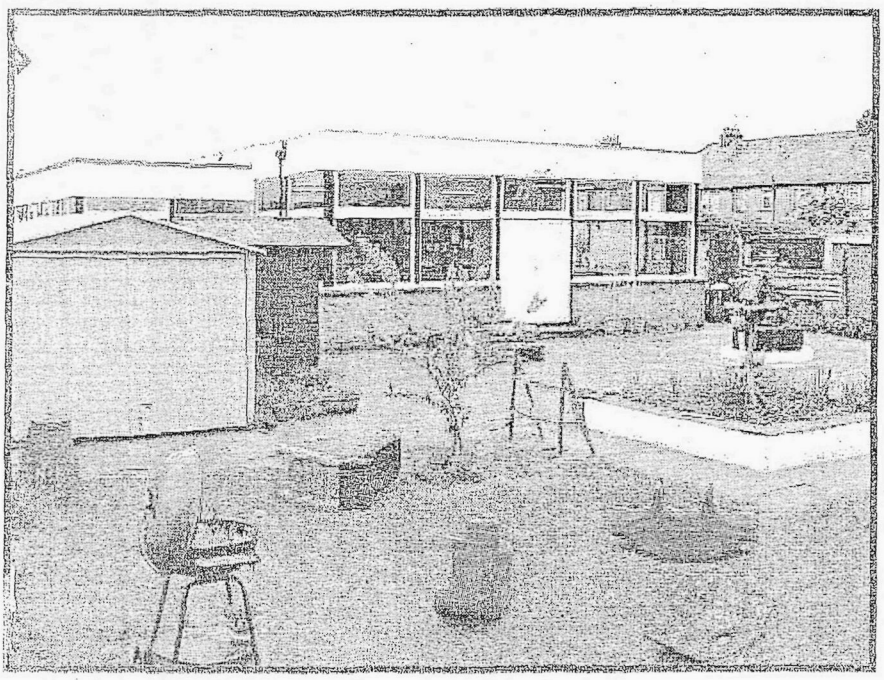


LANCING

An educational building with off street parking and a generous south facing playing field within a sought after residential area. Ardmore School comprises: 4 principal classrooms with ancillary accommodation. The building has good off street car parking and a south facing playing field. The property is available with vacant possession.

£500,000 Freehold

WORTHING
8 Chapel Road 01903 213281



LANCING, WEST SUSSEX

An educational building with off street parking and generous south facing playing fields within a sought after residential area. The Ardmore School comprises a single storey flat roofed detached purpose built educational facility. It comprises four principle classrooms with ancillary accommodation. The building has good off street car parking facilities and a south facing playing field. The building is available with vacant possession as at the end of the summer term 2006. Offers are invited subject to contract.

Guide Price £500,000 Freehold

Colin Jessey Associates
Building Design, Town & Country Planning, Surveyors, Cad Services

29, Parkfield Road
Tarring, Worthing
West Sussex
BN13 1EP

office 01903 212019
www.colinjessey.co.uk
info@colinjessey.co.uk

Peter Barnett
Principal Planning Officer
Adur District Council
Civic Centre
Ham Road
Shoreham
West Sussex, BN43 6PR

02 October 2008 Our ref 107/CJ/J015

Dear Mr Barnett

Re; Proposed Demolition of Redundant Nursery School and Replacement with; Nine Terraced Residential Dwelling Houses, comprising; Four 2 Bedroom Dwellings & Five 1 Bedroom Dwellings.

Further to our recent meeting and subsequent correspondence, on behalf of our clients Mrs Angela Ridge and the Executors of Mrs Jane Cragg deceased, we have today submitted for your consideration via the Planning Portal, their Full Planning Application in respect of the above proposals.

As discussed, this Application is for the demolition of the dilapidated and redundant nursery school on the site, and its replacement with nine residential units in two terraces. The Application includes parking facilities, a schedule of materials and finishes.

We enclose the following documents;

- Our client's cheque in the sum of £3015.00 to cover the Council's fee.
- Copy email correspondence (4 pages) with WSCC confirming the County's agreement to the loss of the nursery school facility and accommodation.
- Correspondence from Michael Jones & Co LLP confirming that the property has been actively marketed as a vacant nursery school, sales particulars and copy adverts.
- Five A4 sheets with 15 colour photographs of the property (4 copies).

The application comprises the following documents which have been submitted via the Planning Portal;

- This letter which forms part of the application.
- Your planning application form with Certificate A.
- Drawings as listed on our attached 'Drawing Issue Sheet'.

Should you feel that any part of the application may be prejudicial to the granting of consent, please can you contact this office so that such matters may be discussed and our clients have an opportunity of considering any issues and amending their application.

Yours sincerely

Colin Jessey

colin Jessey

From: Amanda.Chace@westsussex.gov.uk
Sent: 18 August 2008 17:09
To: Colin Jessey
Cc: peter.barnett@adur.gov.uk
Subject: Re: Ardmore Nursery School

Dear Colin,

Thank you for contacting me regarding the redevelopment of the Ardmore Nursery School site in Lancing. I can confirm that our research for the area shows sufficient childcare places for 0-5 year olds in the locality and we therefore have no concerns about the loss of this facility and accommodation.

Kind Regards,
Amanda Chace
Childcare Development Officer
WSCC Early Childhood Service

Amanda Chace | Childcare Development Officer, Early Childhood Service, Adults and Children, West Sussex County Council
Location: Southfield House, 2nd Floor, 11 Liverpool Gardens, Worthing. BN11 1RY
Internal: 01903 703556 | External: 07712 654922 | E-mail: amanda.chace@westsussex.gov.uk

Save the environment - think before you print.

"Colin Jessey" <colin@colinjessey.co.uk>

18/08/2008 16:04

To <amanda.chace@westsussex.gov.uk>
cc <peter.barnett@adur.gov.uk>
Subject Ardmore Nursery School

Dear Amanda

Many thanks for receiving my telephone call this afternoon.

Further to our conversation, I confirm that we have been appointed by the freehold owners of the school "Angela Ridge & the Executors of Jane Cragg" to prepare and submit a planning application for the redevelopment of the site to provide eight or nine, one or two bedroom starter/young family homes.

I refer to email correspondence early last year between yourself and Keith Morgan at Adur District Council, confirming that West Sussex County Council have no objection to the loss of the site.

Due to the time lapse since this correspondence, I would be grateful if you could reconfirm in writing that the situation has not changed and that you still have no objection to the loss of the site.

Regretfully, while the building has remained empty and has been neglected over the past two years, deterioration has accelerated and the building is now in a poor state. I attach some photos for your reference.

Should you have any queries, please do not hesitate to give me a call.

Kind regards

Colin

Colin Jessey Associates

www.colinjessey.co.uk
29 Parkfield Road
Tarring, Worthing
West Sussex, BN13 1EP

01903 212019

[attachment "A pics, 5 pages.doc" deleted by Amanda Chace/SS/WSCC]

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Kingsley Roger-Jones

From: "Keith Morgan" <keith.morgan@adur.gov.uk>
To: <kroger-jones@clifforddann.co.uk>
Sent: 12 January 2007 17:21
Subject: Fwd: Re: Closure of Ardmore Nursery School, r/o Wembley Ave,Lancing

For info

-----Original Message-----
From: Amanda.Chace@westsussex.gov.uk
To: "Keith Morgan" <keith.morgan@adur.gov.uk>
Date: Fri, 12 Jan 2007 12:39:59 +0000
Subject: Re: Closure of Ardmore Nursery School, r/o Wembley Ave, Lancing

Dear Keith,

Thank you for contacting me.
I was aware that Ardmore School and Nursery had closed and wondered what was planned for the site.

Although it was disappointing to lose a childcare setting in the area I am please to say there will be two new developments over the next two years. These will be full service children's centres, including childcare facilities, located on the current Freshbrook School site and through the expansion of Boundstone Nursery School and Annex.

As the Ardmore site is so close to these developments I would imagine another childcare setting would struggle to be sustainable. I therefore have no objection to the loss of the site.

I wonder if in the future the Developers of such sites may consider contacting my service? We do often have people looking to set up childcare facilities and finding premises can be very challenging. Just a thought!!

Many thanks again, *Amanda Chace.*

Amanda Chace | Childcare Development Officer, Early Childhood Service, Children & Young People's Services, West Sussex County Council
Location: Southfield House, 2nd Floor, 11 Liverpool Gardens, Worthing. BN11 1RY.
Internal: 01903 703556 | External: 07712 654922 | E-mail: amanda.chace@westsussex.gov.uk

"Keith Morgan" <keith.morgan@adur.gov.uk>
08/01/2007 15:01

To amanda.chace@westsussex.gov.uk
cc
Subject Closure of Ardmore Nursery School, r/o Wembley Ave, Lancing

Amanda

I am not sure whether you are the right person for me to contact but I know you were involved in the case of the day nursery at 9 The Burrells, Shoreham Beach and emphasised the demand for more nursery places. I am aware in any case of the dificulty in finding more or larger suitable premises.

We have been contacted by agents arguing the case for the redevelopment of the Ardmore Nursery School with flats/houses. They state that they cannot find anyone to buy the premises as a nursery school.

Does your Council have a view on this from the point of view of losing these premises from such use?

Keith Morgan
Planning Services Manager
****

DESIGN & ACCESS STATEMENT **02 October 2008**

Ardmore School, Wembley Gardens, Lancing, West Sussex BN15 9LA

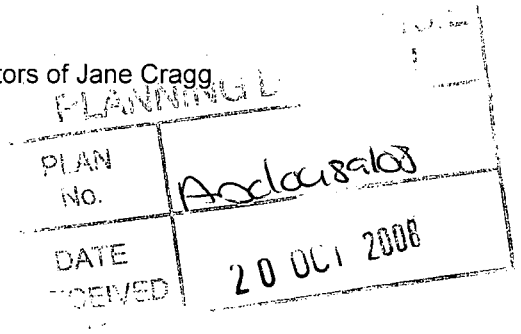
Project:

Proposed Demolition of Redundant Nursery School and Replacement with;

Nine Residential Dwelling Houses, in Two Terraces, comprising;
Four 2 Bedroom Dwelling Houses, and Five 1 Bedroom Dwelling Houses.

At: Ardmore School
Wembley Gardens
Lancing
West Sussex, BN15 9LA

Client: Mrs Angela Ridge & The Executors of Jane Cragg
c/o Beverley Ogden
Beverley Ogden & Co
Bank Buildings
11 - 13 High Street
Lewes
East Sussex, BN7 2NJ



Project Designer: Colin Jessey DipAD MCIAT
Colin Jessey Associates
29 Parkfield Road
Tarring, Worthing
West Sussex BN13 1EP

tel 01903 212019

Contents

General
i **Location**
ii **Description of Property**
iii **The Freeholders, owners of the site**

Design & Access Statement

1. **Use**
2. **Amount – (Proposal & Nature of Project)**
3. **Layout - (Design Criteria)**
4. **Scale**
5. **Planting & Landscaping**
6. **Appearance & Materials**
7. **Access & Parking**

Conclusion **Planning Issues**

Foul & Surface Water Drainage

Proposed Demolition of Redundant Nursery School and Replacement with;

Nine Residential Dwelling Houses, in Two Terraces, comprising;
Four 2 Bedroom Dwelling Houses, and Five 1 Bedroom Dwelling Houses at;

Ardmore School, Wembley Gardens, Lancing, West Sussex BN15 9LA

General **i. Location**

Wembley Gardens is located between Wembley Avenue and Annweir Avenue, approximately ¼ mile in distance from the village of Lancing.

Wembley Gardens comprises two un-adopted lanes, each approximately 230 metres in length, and each running parallel north to south, approximately 20 metres apart.

The property is located towards the northern end of Wembley Gardens, between and with frontage onto the two un-adopted lanes.

The area between the two un-adopted lanes forms general 'backland' development. At the south end there are two small residential developments (Wembley Gardens and Florence Cottages), comprising ten and six residential units. A further site towards the southern end (Kingdom Hall), has planning consent for six one bedroom flats. Community and religious halls occupy the remaining sites.

Wembley Gardens also provides access to the rear gardens of the houses to both Wembley Avenue and Annweir Avenue. Many of these properties have small garages and/or parking spaces with access onto Wembley Gardens.

Access to Wembley Gardens is off Wembley Avenue, via two un-adopted lanes at the north and south ends.

The site is not located within any Conservation Area.

The site is not located within an Area in Risk of Flooding.

The site falls within a residential area, and an area not designated for any special use within the Local Plan.

The area was developed during the first half of the last Century. Buildings are mainly typical of the era.

ii. Description of Property

The existing school building is not listed as a Historical Building.

The existing school building is considered to be built in the late half of the last century.

The existing school building consists of a single storey structure with flat roof, large glazed windows to each elevation, and large timber fascias and areas of panelling.

The existing school building is of poor design and construction, without any insulation, without modern amenities, and without efficient heating.

The existing school building is dilapidated and in need of full refurbishment, considerable repair and modernisation, or demolition and rebuild.

The building was last used as a Nursery School, was vacated in July 2006, and cannot be used for its current use due to Health & Safety issues, and due to the considerable amount of refurbishment repairs and modernisation required.

The building has evidence of extended damp to walls, floors and ceilings; the electrical and heating installations do not comply with current legislation; and the majority of the windows and glazing are broken and boarded up.

Boundaries are formed with chain link fencing.

Vehicular access to the site is off the eastern un-adopted lane of Wembley Gardens, at the northern end.

There is on site parking at present for at least eight vehicles to the car park at the north end of the site. Ten vehicles were often parked in this area.

Pedestrian Access is off the two un-adopted lanes.

iii The Freeholders - Owners of the site

The freeholders of the site and the Applicants of this proposal and Planning Application are Mrs Angela Ridge and the Executors of Mrs Jane Cragg, deceased.

Mrs Angela Ridge and Mrs Jane Cragg, managed and ran the school until Mrs Cragg's death in November 2005. Mrs Angela Ridge ran the school thereafter, on her own.

Due to the falling number of pupils at the school and the deterioration of the building, Mrs Ridge closed the school in July 2006.

---

1. Use

The property is at present in Use Classes Order D1, as a Nursery School.

Michael Jones & Co LLP was appointed in February 2006 to market the property and find either a suitable tenant or freeholder. Despite active marketing and advertising, to date no such purchaser has been found and the property has stood empty from July 2006.

West Sussex County Council has been contacted in respect of the proposal to loose the site as a Nursery School. The Council confirm that there are sufficient childcare/nursery school places in the locality and that they have no concerns about the loss of this facility and accommodation.

---

2. Amount – (Proposal & Nature of the Project)

The owners have actively tried to find a suitable new owner for the school, but have been unsuccessful.

In order to find a suitable use and in order to prevent the building from further disrepair and becoming a danger to the local community, it is proposed that the building is demolished and replaced with much needed housing suitable for the local community, for single persons, for young couples, and for young families.

The proposals allow for nine residential dwelling houses in two terraces. One terrace is to contain 5 units. The second terrace is to contain 4 units.

Each unit is to have disabled access.

The five central terraced units are designed for single person and young family occupancy, providing an entrance hallway, living room, separate kitchen, downstairs toilet, and first floor landing, double bedroom and bath or shower room.

The four end terraced units are designed for your families with one or two children, providing an entrance hallway, living room, separate kitchen, downstairs toilet, a first floor landing, two bedrooms and a bath or shower room.

The proposals allow for separate gardens and amenity spaces to each dwelling. The central terraced one bedroom units each will have a minimum of 30 square metres, and the end terraced two bedroom units each will have a minimum of 50 square metres

Car ownership is both essential and the normal for young working people and families. Accordingly, one parking bay is proposed for each unit, with an additional space for disabled parking, and a further additional space for visitors and tradesmen.

Two covered bicycles storage areas are to be provided, offering each dwelling house/unit a bicycle stand to accommodate two bicycles.

- Each unit is to have a bin area with two wheelie bins, for general and re-cycleable waste.

Each unit is to have a circular rotating clothes line.

---

3. Layout – (Design Criteria)

The layout and design criteria is to undertake the proposed development while retaining the character and style of the properties in Wembley Avenue and Annweir Avenue, and the surrounding area, and to take into consideration without detriment the position of any property in Wembley Avenue and Annweir Avenue.

The properties in Wembley Avenue and Annweir Avenue are mainly terraced, two and three bedroom units. These properties were built in the first half of the last Century, with rendered and brick elevations under tiled roofs.

The design of the proposed new dwelling house/units is matching, in keeping and compliments the properties in Wembley Avenue and Annweir Avenue. However, the proposed elevations have been given interest with returns to the end units, canopy porches, a dove cot and bicycle sheds.

The design is simple and has also been undertaken with construction costs in mind, providing affordability to first time buyers.

The two terraced building footprints are located equal distance some 30 – 35 metres from the rear of the existing houses in Wembley Avenue and Annweir Avenue; in excess of the minimum guidelines set out in the Local Plan.

The height and eaves of the two terraced building has been kept low to match and compliment the existing properties in Wembley Avenue and Annweir Avenue, and also the recent residential developments to the south end of Wembley Gardens. Internal ceiling heights of 2350mm and 2250mm over finished floors will be provided at ground and first floor leveles.

The layout provides proposed parking conveniently located at each end of the two terraces with ample turning and passing.

---

4. Scale

The scale and setting of the two terraces is in proportion to the overall site area.

The size and scale of each new unit/dwelling house is similar in size to the residential units/dwelling houses in Wembley Avenue and Annweir Avenue.

---

5. Planting & Landscaping

The existing building is located with parking at the north end of the site, and lawns (although now overgrown) to the south of the site. There are no trees, other than three unkempt fruit trees. There is no existing planting or landscaping. Two of the three fruit trees are to be removed.

Four new fruit trees are proposed, together with appropriate planting.

The two boundaries to the north and south of the site, forming the perimeter to the parking bays, are to have 1800mm high brick and rendered walls, with 1900mm brick piers, to provided protection and privacy to the neighbouring properties. The mixture of brick and render is to match the elevations of the proposed new dwelling houses.

The rear boundaries to the gardens of the new dwelling houses, backing onto communal areas, are to have a mixture of 1800mm high matching brick walls and 1800mm high timber close boarded fencing.

The internal boundaries to the gardens of the new dwelling houses, backing onto neighbouring gardens, are to have 1500mm high timber lapped fence panels.

---

6. Appearance & Materials.

While there is a mixture of roofing materials to the houses in Wembley Avenue and Annweir Avenue, the proposal allows for traditional Redland Antique Red plain tiles to the roof slopes.

Elevations are to be finished in traditional 1930's style and design, with textured rendered elevations at first floor level, over red stock brickwork at ground floor level.

Panelled timber font doors are to have a leaded light and decorated white gloss.

Windows are to have vertical slim line casements in white uPVC. Fascias boards and soffits are to be in white uPVC.

Timber joinery to the canopy porches and the bicycle stores is to be decorated white gloss.

The dove cot to the roof of the larger terrace is to be formed in white stained maintenance free cedar wood.

All rendered elevations and rendered panels to the north and south boundary walls are to be finished with a fine textured brush finish and magnolia colour wash.

The roadway sections of Wembley Gardens, adjacent to and bordering the site, together with the two connecting driveways, are to be finished in blue Tar-macadam.

All common way footpaths are to be laid flush with the finished surfaces of Wembley Gardens and the two connecting driveways, and finished in contrasting red Tar-macadam.

The parking bays are to be finished in blue Tar-macadam and outlined with red brick pavers.

Patios and paths to each garden are to be finished in Marshalls buff paving and remaining lawned areas are to be finished with turff.

Four period street lights with solar power, are to be provided to the parking areas.

All boundaries are to be defined with brick and rendered blockwork walls, brick walls, timber close boarded fencing, and timber fence panels as described in Section 5 above.

---

7. Access & Parking

Access to the site is via the two un-adopted lanes to Wembley Gardens, each being some 4 metres in width. While each lane can accommodate two passing private vehicles with care, and single file commercial, goods and utility vehicles. Due to the two lanes of Wembley Gardens running parallel to each other, a one way system is adopted by many users of Wembley Gardens. The situation shall be improved with the provision of two quantity 5 metre wide driveways through each of the two proposed parking areas to the Application site, which shall assist the one way system.

The front of the proposed dwellings is to be set back by a minimum of 1.4 metres from the site boundary and the edge to the east lane of Wembley Gardens. The rear boundary walls and fencing to the gardens of the proposed dwellings are to be set back by one metre from the site boundary and the edge to the west lane of Wembley Gardens. This shall increase the width of the un-adopted lanes to Wembley Gardens to approximately 5 metres. This increase in width will be finished in a contrasting colour Tar-macadam for pedestrian use, but the surface will lay flush with the finished new surface to the section of Wembley Gardens.

The existing school building had license for 80 children and capacity for more. A minimum 8 teaching staff were always in attendance, usually 10. The existing parking area to the north of the site could accommodate 10 vehicles.

As this was a nursery school, at the beginning and at the end of each school day, the majority of pupils (at least 50%) were dropped off and collected by parents from cars, at the school pedestrian gates. Accordingly, with staff and teacher's car movements, and parent car movements, there were approximately 100 vehicle movements to the site each day.

In addition to the 100 staff and parent daily car movements, there were the usual daily delivery, trade and service vehicle movements, associated with the routine of a nursery school.

While access was restricted to the site, during the school's last years, the school children hosted the local Fire Brigade who attended with a fully operational fire engine and full team of Firemen. This visit lasted for four hours, without creating any traffic problems to the other users of Wembley Gardens.

The proposed change of use to create nine single person and young couple dwelling houses creates a considerable reduction in traffic movements to the site.

The proposed change of use to create nine single person and young couple dwelling houses *reduces demands on waste collection.*

West Sussex County Council Highways Department have been consulted prior to submission of this Planning Application. The Highways department have stated that a Transport Assessment/Statement would not be required, and the site would be below the threshold for a road safety audit.

WSCC propose a TAD Contribution & Section 106 Agreement, which the site owners and applicants agree to in principal.

Conclusion - Planning Issues

The land is not subject to any other proposal or use and is suitable for the general demand for starter homes, single person homes, homes for young families and small dwelling units, and does not conflict with the Local Plan.

A suitable use should be found for the site to prevent the building and land from falling into decay and dilapidation, to prevent unlawful use such as fly tipping, and to improve the area and environment for the benefit of the local community and neighbouring properties.

Two residential developments at the south end of Wembley Gardens (Nos 1 – 10 Wembley Gardens and Florence Cottages) have been carried out in this way and a further scheme for six residential units (The Kingdom Hall Site) granted by Appeal, is yet to be built.

The proposals do not result in any overlooking, loss of light, or have an overbearing effect on any neighbouring property.

The design of the buildings, the layout of the site, the choice of materials, are all sympathetic to and shall improve the area, and do not have any detrimental affect on neighbouring properties.

The proposals reduce the number of traffic movements to the site.

The proposals improve safety by the provision of two through driveways and by improvements to the two un-adopted lanes of Wembley Gardens, (including Tar-Macadam) along the east and west boundaries of the site.

Foul & Surface Water Drainage

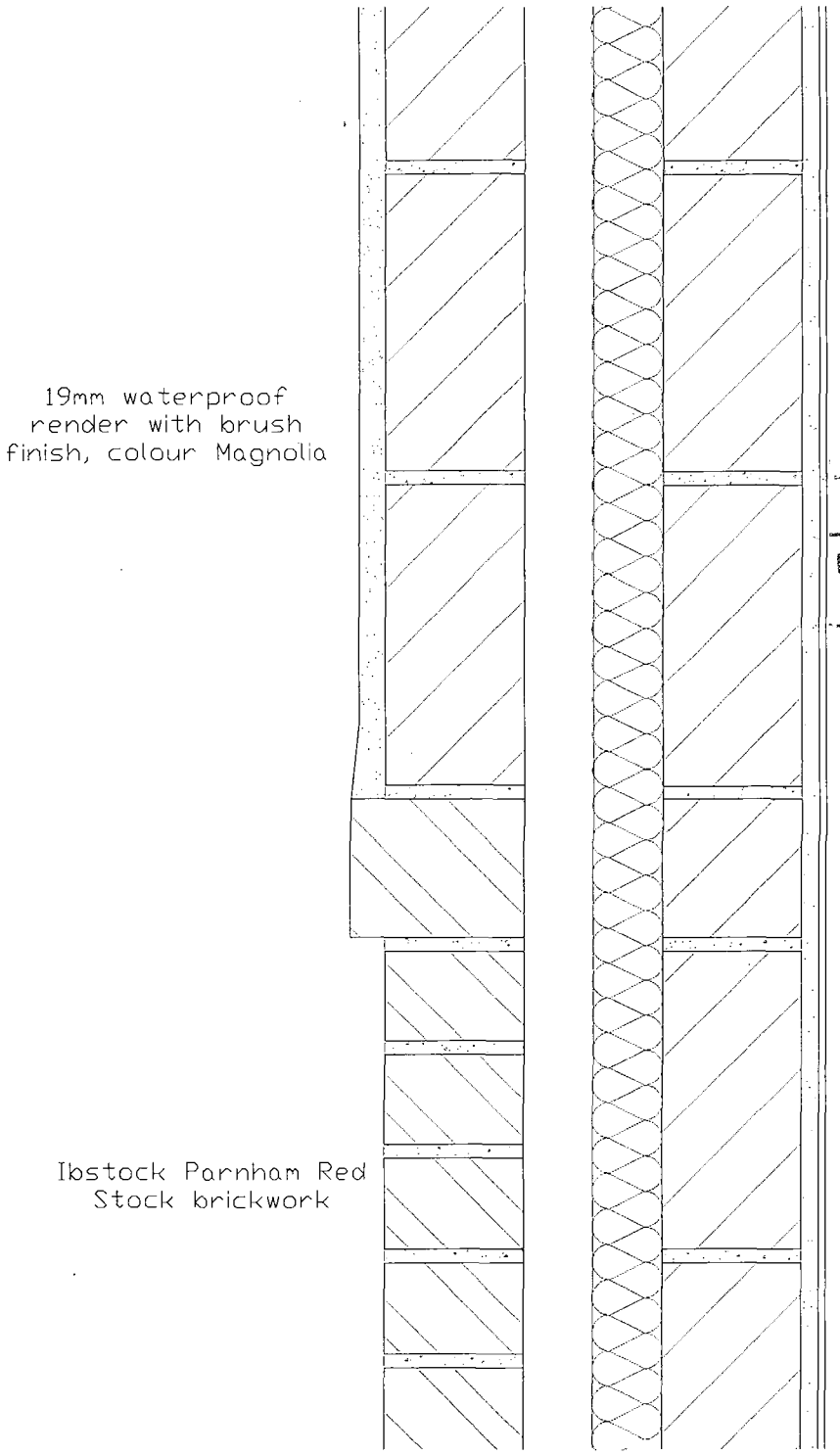
Southern Water Authority has been consulted. The existing foul water drains on the site, which make a connection into the main sewer in Annweir Avenue, are suitable for the foul water of nine residential units.

While there is no surface water drainage located to the site, it is proposed that surface water will be discharged into below ground soak-a-ways on the site, all in accordance with current Building Regulations.

Colin Jessey DipAD MCIAT

Colin Jessey Associates

02 October 2008
Our ref; 107/CJ/J011



PLANNING D
PLAN No. Ardcu 89/08
DATE 20 OCT 2008

Colin Jessey Associates

29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg			
Contract	Ardmore School, Wembley Gardens, Lancing, BN15 9LA			
Title	Corbelled Brick Detail to Elevation			
DWG. No.	107.08.D150	Scale: 1.5	Date: 29/9/08	Drawn By: S.D
Rev.				
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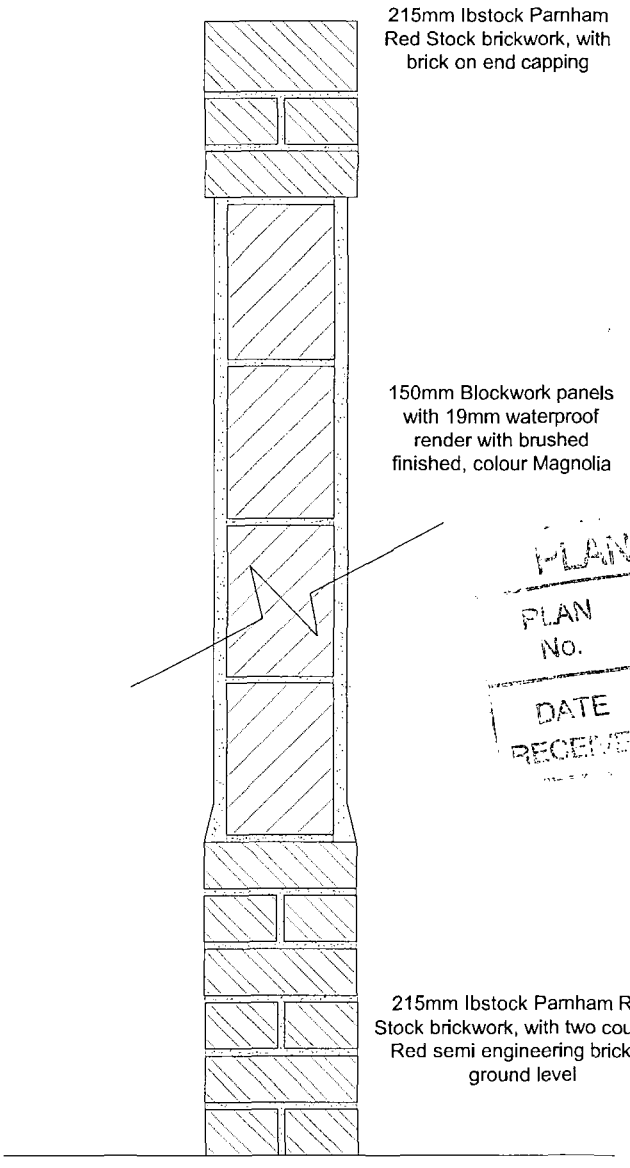

PLANNING
PLAN No. Add048968
DATE RECEIVED 20 OCT 2008

Colin Jessey Associates

29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg			
Contract	Ardmore School, Wembley Gardens, Lancing, BN15 9LA			
Title	Brick Boundary Wall			
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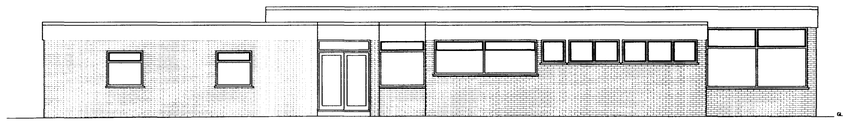

Front Elevation



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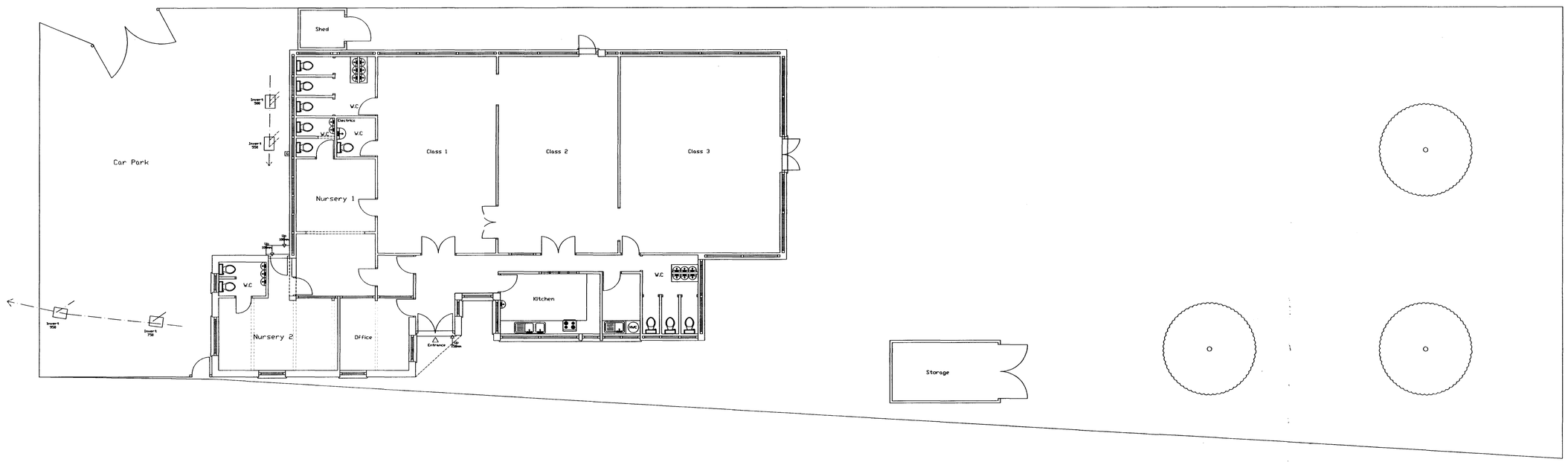
Metres

Location Plan 1:1250



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PLANNING
PLAN No. Ancl0089/08
DATE 20 OCT 2008

Colin Jessey Associates

29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg				
Contract	Survey				
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA				
Title	Survey Floor Plan, Elevation & Location Plan				
DWG. No.	107.08.01	Scale: 1:100 & 1:1250	Date: 11/8/08	Drawn By: S.D	
Rev.					
Details.				Date:	



Colin Jessey Associates

29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg				
Contract	Proposed; 4 two bedroom & 5 one bedroom terraced dwelling houses				
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA				
Title	Proposed Block Plan				
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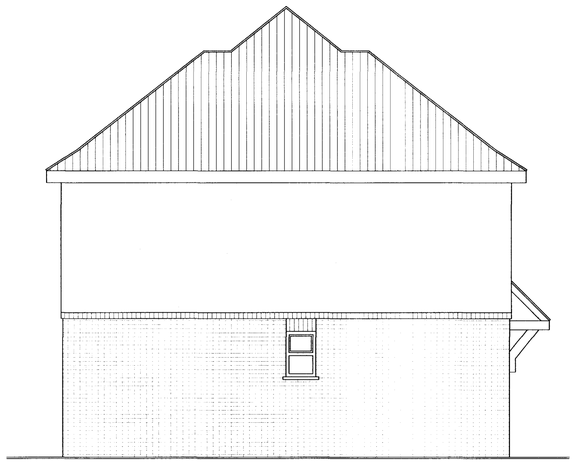
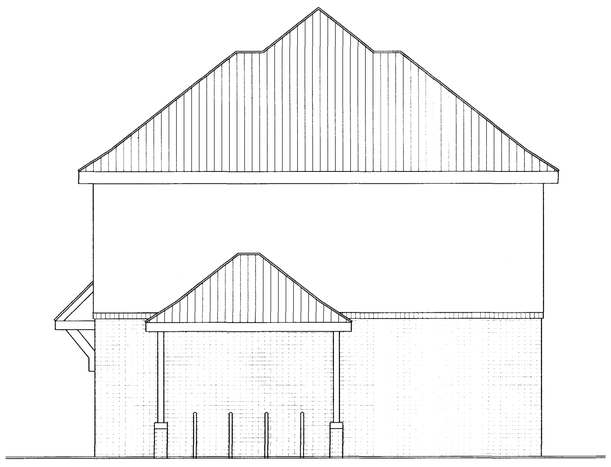


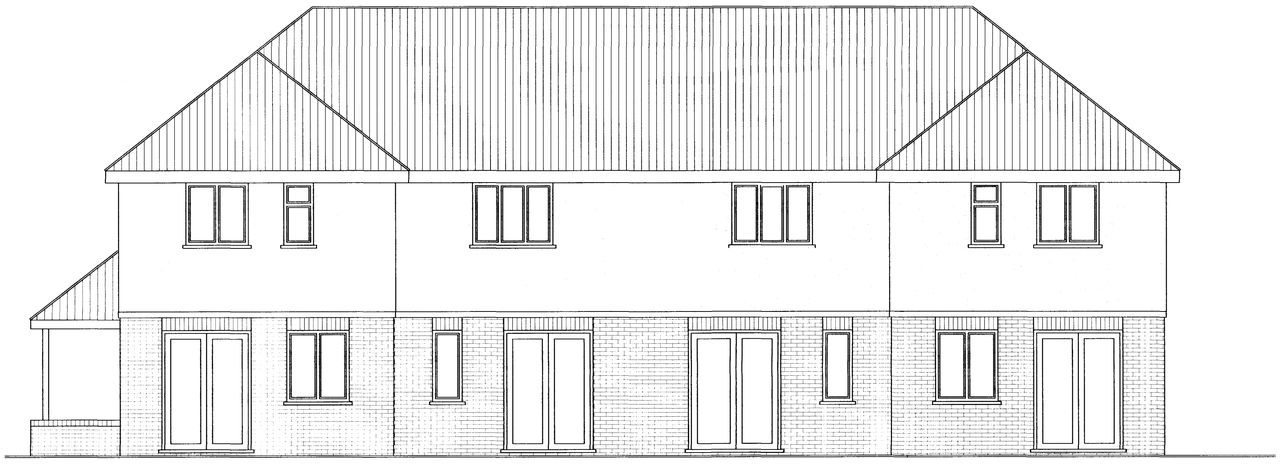
South Side Elevation



Front Elevation



North Side Elevation



Rear Elevation

PLANNING
PLAN No. Ardcl08/08
DATE 20 OCT 2008

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Colin Jessey Associates

29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg				
Contract	Proposed; 4 two bedroom & 5 one bedroom terraced dwelling houses				
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA				
Title	Proposed Elevations				
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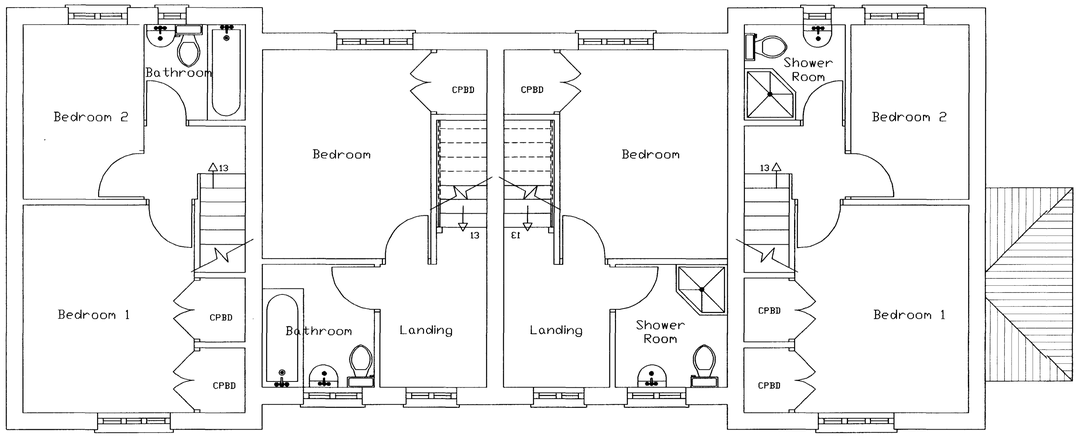
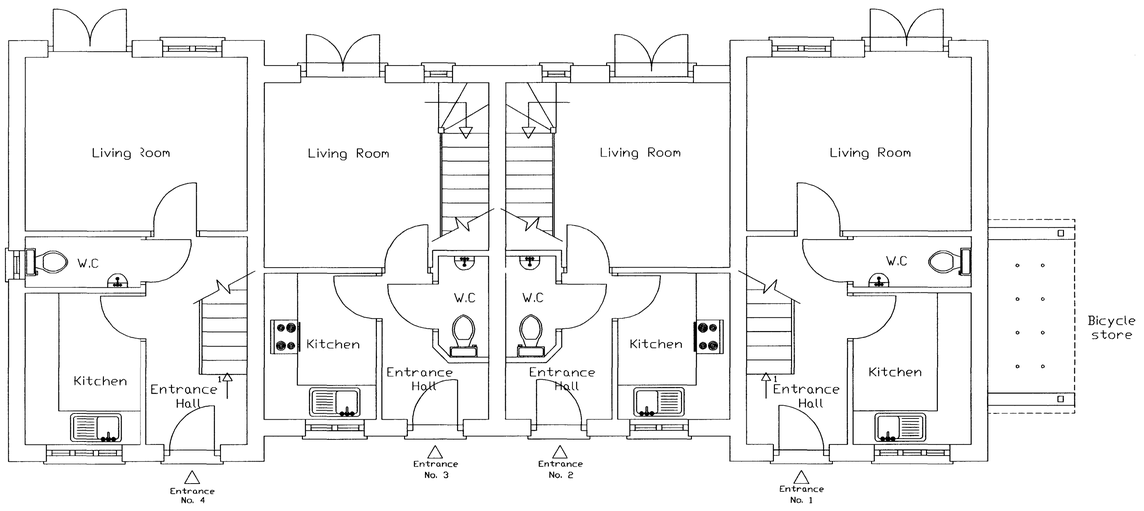


First Floor



Ground Floor

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PLANNING
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DATE RECEIVED 20 OCT 2008

Colin Jessey Associates

29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg				
Contract	Proposed; 4 two bedroom & 5 one bedroom terraced dwelling houses				
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA				
Title	Proposed Floor Plans				
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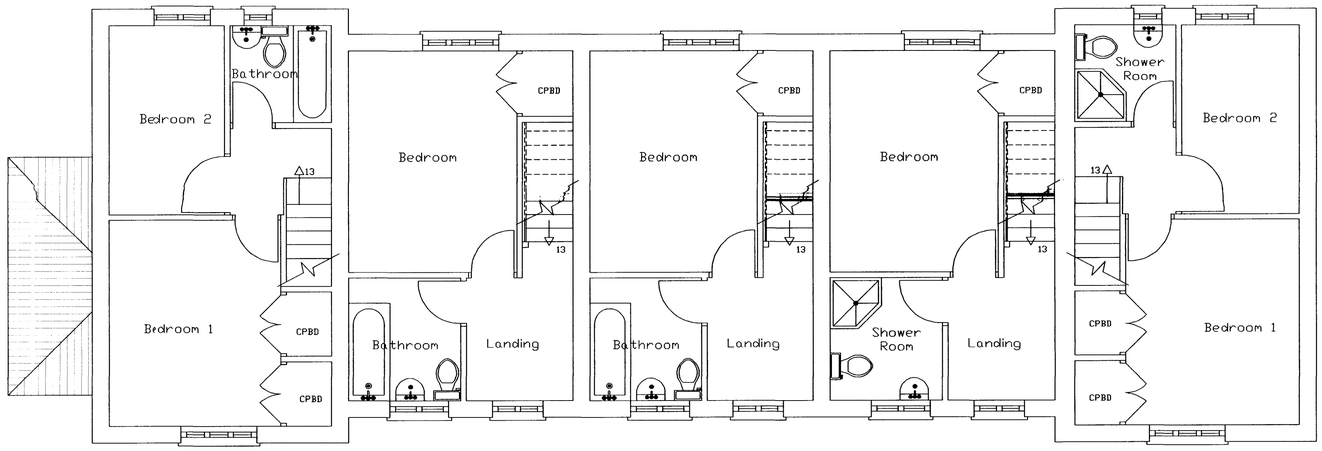
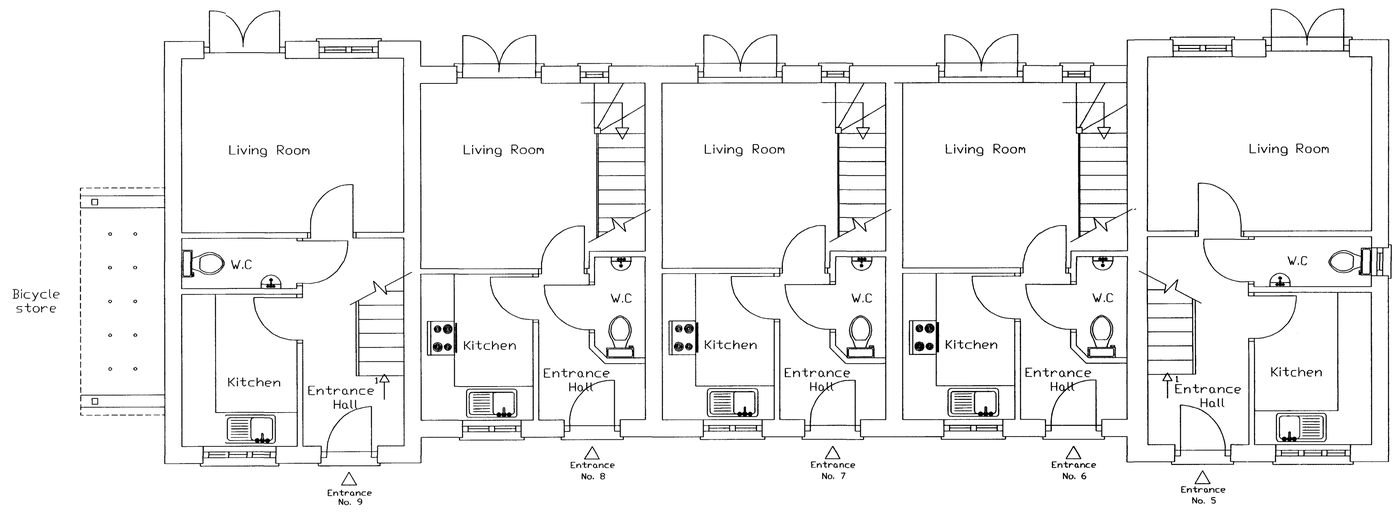


First Floor



Ground Floor

PLANNING
PLAN No. Acc6489 68
DATE RECEIVED 20 OCT 2008

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Colin Jessey Associates
29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg
Contract	Proposed; 4 two bedroom & 5 one bedroom terraced dwelling houses
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA
Title	Proposed Floor Plans
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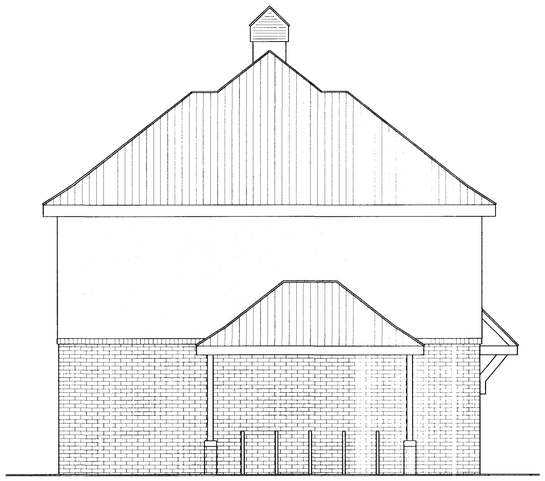
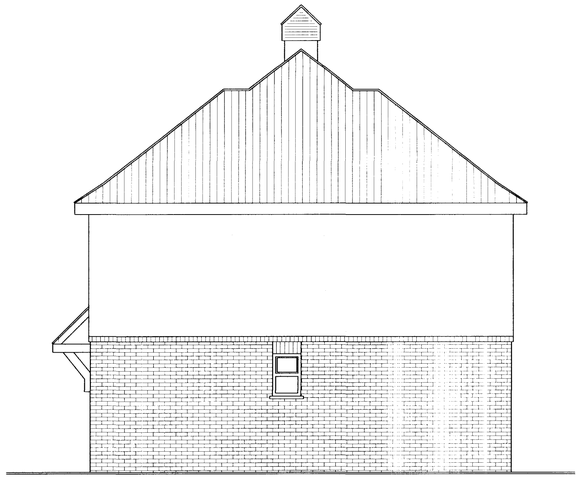
Rev.	
Details.	
Date:	



South Side Elevation



Front Elevation



North Side Elevation



Rear Elevation

PLANNING
PLAN No. A0d0489108
DATE RECEIVED 20 ... 2008

Scale 1:50 0 1m 2m 3m 4m 5m
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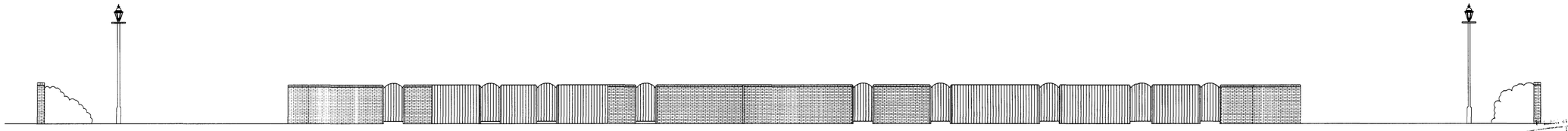
Colin Jessey Associates				
29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk				
Client	Mrs A Ridge and the Executors of Jane Cragg			
Contract	Proposed; 4 two bedroom & 5 one bedroom terraced dwelling houses			
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA			
Title	Proposed Elevations			
DWG. No.	107.08.06	Scale: 1:50	Date: 20/8/08	Drawn By: S.D
Rev.				
Details.				Date:



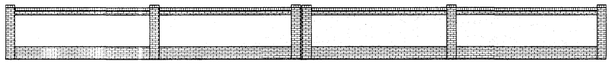
Front Street Scene



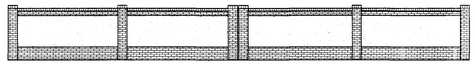
Rear Street Scene



Rear Boundary Wall to Residential Units



South Boundary Wall



North Boundary Wall

PLAN No. A0040489 68
DATE RECEIVED 20 OCT 2008

SCHEDULE OF MATERIALS

Roof : Plain Redland Antique Red Tiles
Dove Cote : White Cedar wood with matching tiled roof
Elevations : Waterproof render with brushed finish, colour Magnolia Ibstock Parnham Red Stock 0708 brickwork.
Front Doors : Painted timber panelled doors with leaded light
Windows, Fascia and Soffits : White upvc
Brick Walls : Waterproof render with brushed finish, colour Magnolia Ibstock Parnham Red Stock 0708 brickwork.
Fencing & Gates : Close boarded fencing and framed braced and ledged gates, all in treated timber
Planting Schedule : To be agreed

Scale 1:50 0 1m 2m 3m 4m 5m
1:100 2m 4m 6m 8m 10m

Colin Jessey Associates
29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg
Contract	Proposed; 4 two bedroom & 5 one bedroom terraced dwelling houses
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA
Title	Proposed Street Scenes and Wall Details
DWG. No.	107.08.09 Scale: 1:100 Date: 29/9/08 Drawn By: S.D
Rev.	
Details.	Date:

22

26

30

38

42

NORTH

P1

P2

P3

P4

P5

P6

P7

P8

Car Park

Ardmore
School

Over grown
lawns

Fruit trees 2.5m high

27

13

17

23

29

PLAN
No.

DATE
RECEIVED

Scale 1:50 0 1m 2m 3m 4m 5m
1:100 2m 4m 6m 8m 10m

Colin Jessey Associates

29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg			
Contract	Survey			
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA			
Title	Survey Block Plan			
DWG. No.	107.08.02	Scale: 1:100	Date: 11/8/08	Drawn By: S.D
Rev.				
Details.				Date:



Roof Plan



Block Plan 1:500

PLAN No. A06/0489/08
DATE RECEIVED 20 OCT 2008

SCHEDULE OF MATERIALS

Roof : Plain Redland Antique Red Tiles
Dove Cote : White Cedar wood with matching tiled roof
Elevations : Waterproof render with brushed finish, colour Magnolia Ibstock Parnham Red Stock 0708 brickwork.
Front Doors : Painted timber panelled doors with leaded light
Windows, Fascia and Soffits : White upvc
Brick Walls : Waterproof render with brushed finish, colour Magnolia Ibstock Parnham Red Stock 0708 brickwork.
Fencing & Gates : Close boarded fencing and framed braced and ledged gates, all in treated timber
Planting Schedule : To be agreed

Scale 1:50 0 1m 2m 3m 4m 5m
1:100 2m 4m 6m 8m 10m

Colin Jessey Associates
29 Parkfield Rd, Worthing, BN13 1EP, Tel. 01903 212019, www.colinjessey.co.uk

Client	Mrs A Ridge and the Executors of Jane Cragg				
Contract	Proposed; 4 two bedroom & 5 one bedroom terraced dwelling houses				
At	Ardmore School, Wembley Gardens, Lancing, BN15 9LA				
Title	Proposed Block Plan & Roof Plan				
DWG. No.	107.08.04	Scale: 1:100 & 1:500	Date: 20/8/08	Drawn By: S.D	
Rev.					
Details.				Date:	