



DESIGN & ACCESS STATEMENT

Proposed School Hall Extension

'The William Older School Hall', Arundel Road, Angmering, West Sussex,
BN64LP

1.00 Design:

1.01 The Site

The Play School use site is located on the Eastern side of Arundel Road on the Northern edge of Angmering Village and comprises 0.106 Hectares of school building & external play area, in addition to which the adjoining Agricultural Use field to the North of the application site forms part of the school curtilage owned by the applicants, the William Older School Charity.

The school is accessed from Arundel Road via the entrance to St Margarets primary school and has shared use of the entrance & parking provision.

The school building & parking area are screened from Arundel Road by mature trees & hedging.

The landscaped area of garden use land to the rear of the existing school building accommodation provides ample amenity space for the existing number of children that attend the play-school. The adjoining residential properties along Arundel Road are of traditional style and construction. The topography of the site and immediate area gently slopes down hill from the North to the South.

The site has not been identified by the Environment Agency as not being located in a designated functional flood plain.

1.02 Proposed Site Coverage

The proposal relates to the provision of additional internal accommodation, together with relocating and enlarging the existing external recreation space.

The proposed enlargement of the school building equates to 119.3m² of gross internal accommodation together with 254m² of external recreation space.

1.03 Use Class

The existing application site area upon which the building will be extended forms a D1 (Non-Residential Institution) curtilage and the proposed relocated and proposed relocated and enlarged external recreation space will be sited on Agricultural classified land.

1.04 Location, layout & Orientation

The location, site layout and orientation of the proposed accommodation has been determined by the topography of the site, combined with the location of the existing building and land ownership boundaries, parking area and vehicular access from Arundel Road & existing site features to be respected. Together with the applicants desire to make better use of the site and improve the amenities on the site.

1.05 Volumetric Considerations

The proposal is considered to be in line with existing development types situated in the immediate area and as having no demonstrative impact on the site, adjoining residential & school or the existing residential development along Arundel Road or the semi-rural setting.

1.06 Landscaping

Not considered to be a relevant issue as it will be covered by an appropriate condition under any consent granted by the Arun District Council if considered to be material requirement.

1.07 Fenestration & Aesthetics

The design philosophy has been largely generated by the clients' desire to provide an extension that compliments and blends with the existing structure and does not detract from the character, whilst taking into account spacial, aesthetic and maintenance requirements, together with the adoption of matching detailing and use of quality materials for the development.

2.00 Access:

2.01 Consultations

To date it has not been considered to be necessary, given the School site is currently served by an existing vehicular & pedestrian access from Arundel Road which provides for vehicles with adequate access and egress in either forward or reverse gear.

2.02 Location

Not considered to be a relevant issue, given the development site has existing and legal rights of access on to Arundel Road.

2.03 Public Transport Provision

Not considered to be a relevant issue. However there is a local route bus stop located close by in Arundel Road, within a 2/3 minute walk of the application site.

2.04 Infrastructure (existing road network)

Not considered to be a relevant issue, given the nature of the existing private development.

2.05 Movement & Use

The new proposed extension of the school if approved will comply with the requirements of Part M of the Building Regulations Act 1991 (latest edition).

Where the internal and external arrangements will be designed to include for level access to serve at least one external door, served by a ramped access, ambulant designed steps and or wheel chair lift.

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