



ANGMERING PRIMARY SCHOOL INCEPTION STUDY

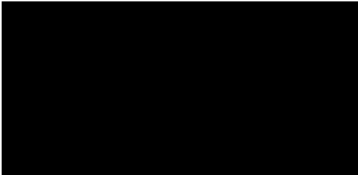
ECE Architecture

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Revisions

Revision	Notes	Issue Date	By	Checked By
-	Preliminary issue	29.03.18	MT	SE
A	Updated to clients comments	09.04.18	JS	MT
B	Updated to clients comments	08.04.18	JS	MT

EXECUTIVE SUMMARY

ECE have been commissioned by Gleeson Strategic Land & Rydon Homes to produce an inception study for the provision of a new 2FE primary school at the land adjacent to Angmering School, with the site to be sized to allow future expansion to 3FE.

This report provides an analysis of the existing site and puts forward a preliminary site layout, concluding that an additional area of approximately 1.3ha is required on land owned by Angmering Parish Council.

The preliminary site layout is heavily dictated by the location of the existing pylon and overhead cables running east-west through the middle of the site. The proposals locate the new build, car park and play areas to the northern half of the site, with the pitches located in the southern half of the site.

In order to provide the ability to extend to a BB103 compliant 3FE primary in the future, the overall 2FE site area is in excess of BB103 recommendations. However, due to the presence of the overhead cables the proposed site boundary would be necessary in any case.

The 3FE expansion works would include new build to provide additional classroom accommodation, an extension to the main hall and the conversion of the grass pitches to all weather pitches.

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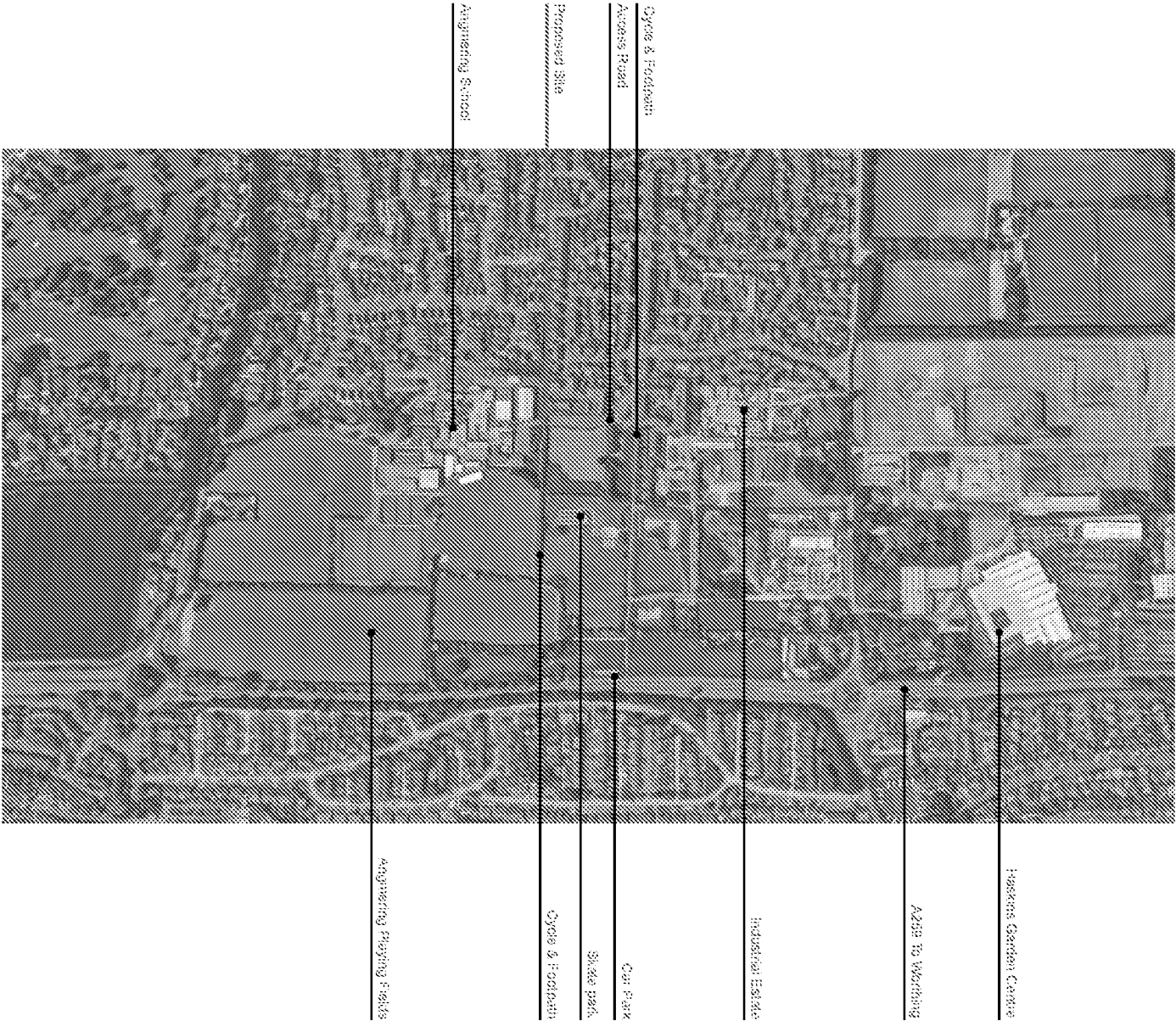
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SITE ANALYSIS

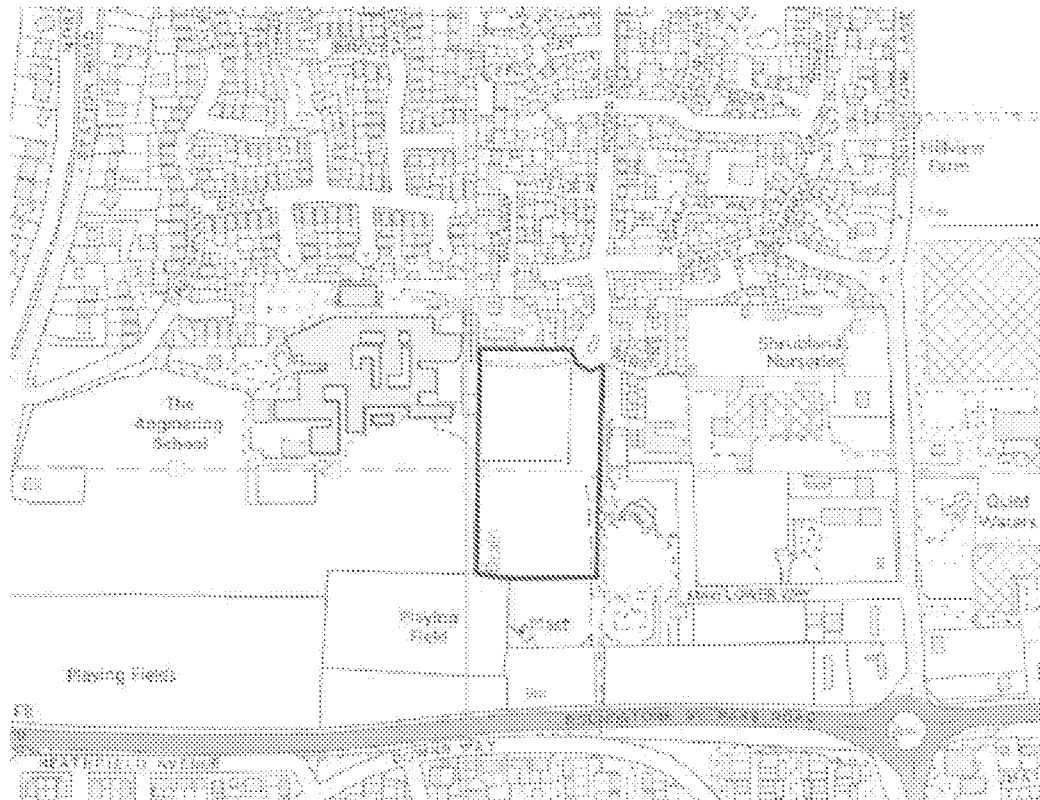
1.1 SITE LOCATION



1.2 SITE CONTEXT



1.3 ARUN LOCAL PLAN & RIGHTS OF WAY



ARUN LOCAL PLAN MAP

Key Points

The site is not within.

An Area Of Outstanding Natural Beauty (AONB)

An Area Site Of Special Scientific Interest

An Area Of Nature Conservation Importance

An Area of Scheduled Ancient Monuments

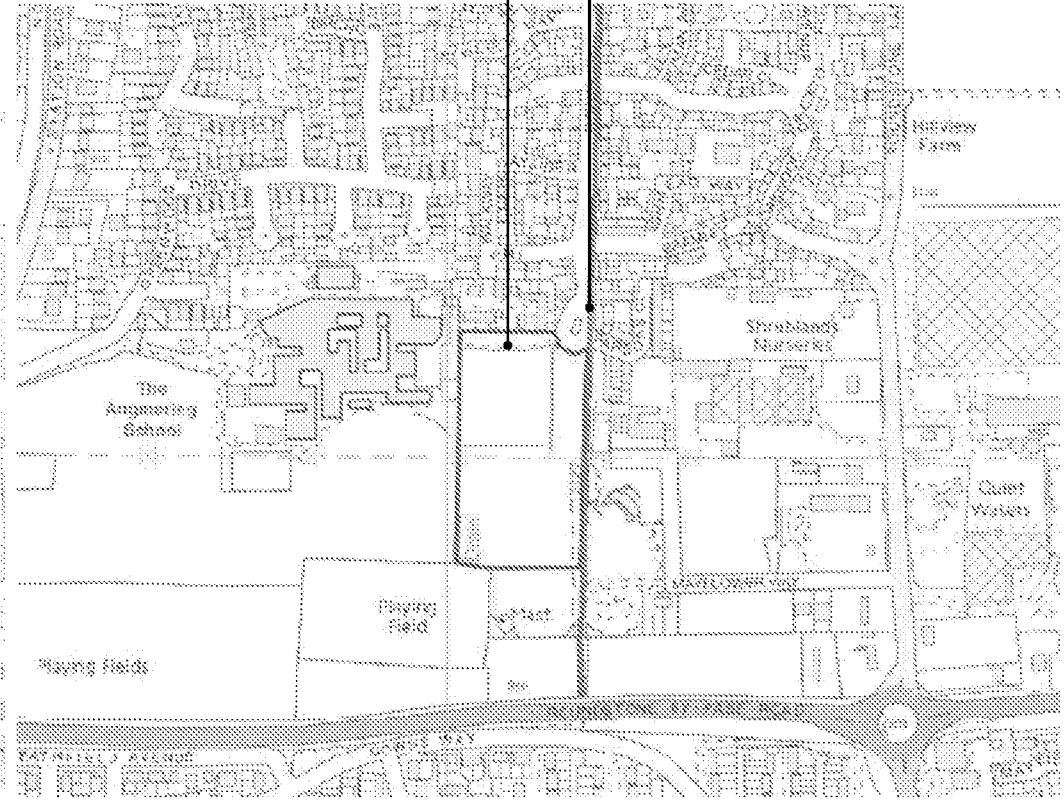
A Conservation Area

An Area Of Change

An Area of The South Downs National Park

An Area of Key Industrial Estates and Business

An Area Environmental Area Of Special Character



PUBLIC RIGHTS OF WAY

Right of way situated towards the east of the site.

Although not a legal right of way, the path through the site leading to Angmering School has been used by the public for many years. As such, there is the, presumably very low, risk of a member of the public applying for this route to become a public right of way



1.4 SITE PHOTOS



1. ANGMERING SCHOOL FOOTPATH



2. APPROACH TO ANGMERING SCHOOL FOOTPATH



3. APPROACH TO RIGHT OF WAY FOOTPATH



KEY

1.4 SITE PHOTOS



4. BMX TRACK AND PYLON



5. PLAY PARK AREA AND PYLON



KEY



6. VIEW FROM PUBLIC FOOTPATH

1.4 SITE PHOTOS



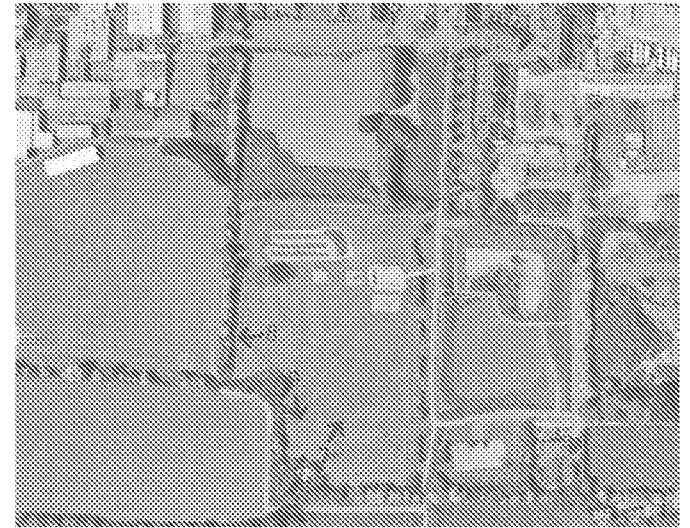
7. VIEW FROM SOUTH WEST



8. DRAINAGE DITCH



9. MOBILE NETWORK TOWER



KEY

1.5 OPPORTUNITIES & CONSTRAINTS

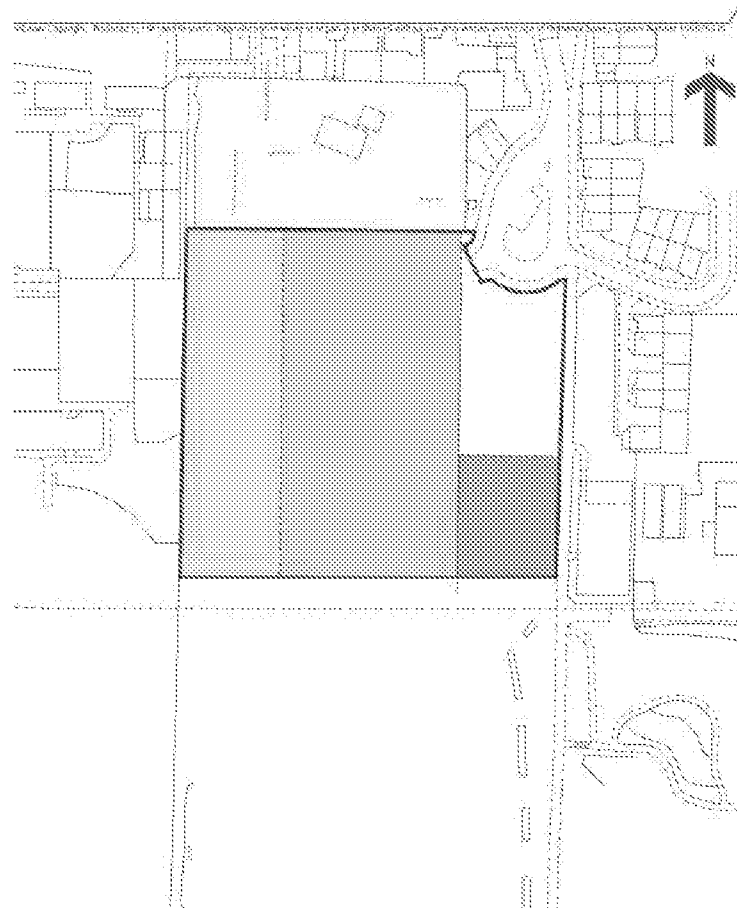


2 PROPOSALS

2.1 BRIEF

HM Land Registry
Official copy of
title plan

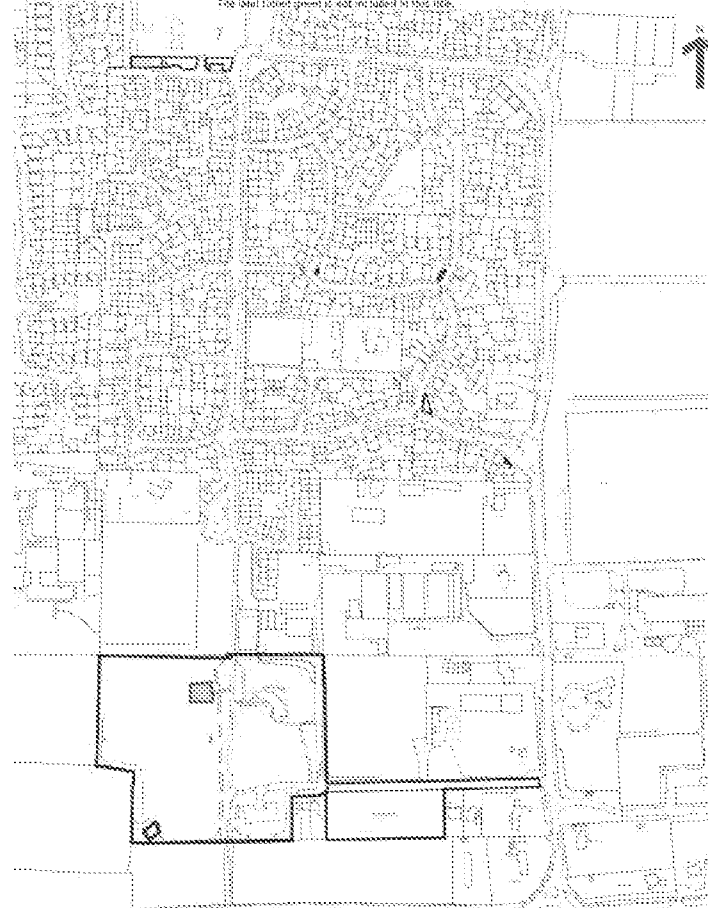
Title number **WSX318866**
Ordnance Survey map reference **TQ07035W**
Scale **1:1250**
Administrative area **West Sussex : Arun**



LEGAL PLAN 1

HM Land Registry
Official copy of
title plan

Title number **WSX318768**
Ordnance Survey map reference **TQ07031W**
Scale **1:2500**
Administrative area **West Sussex : Arun**

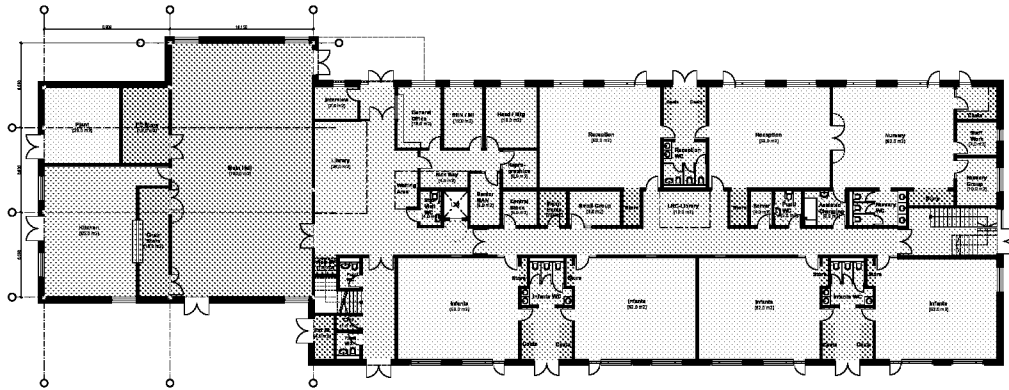


LEGAL PLAN 2

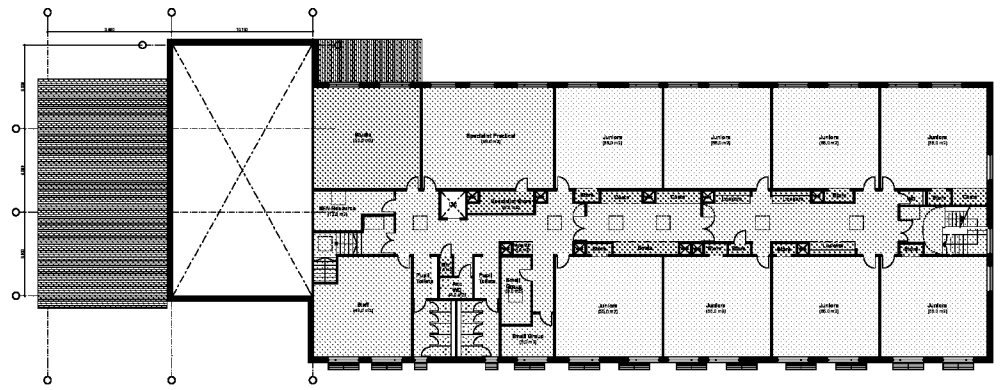
ECE have been commissioned by Gleason Strategic Land & Rydon Homes to produce an inception study for the provision of a new 2FE primary school at the land adjacent to Angmering School, with the site to be sized to allow future expansion to 3FE. If there is additional Angmering Parish Council land required in order to enable the development, in excess of the 1.2ha owned by WSOC, this is also to be established.

These proposals have been based on the EFA Baseline Design for a 2FE 420 place primary school (see over) and EB103 recommended areas, subsequently developed to accommodate a 3FE 630 place primary on the site.

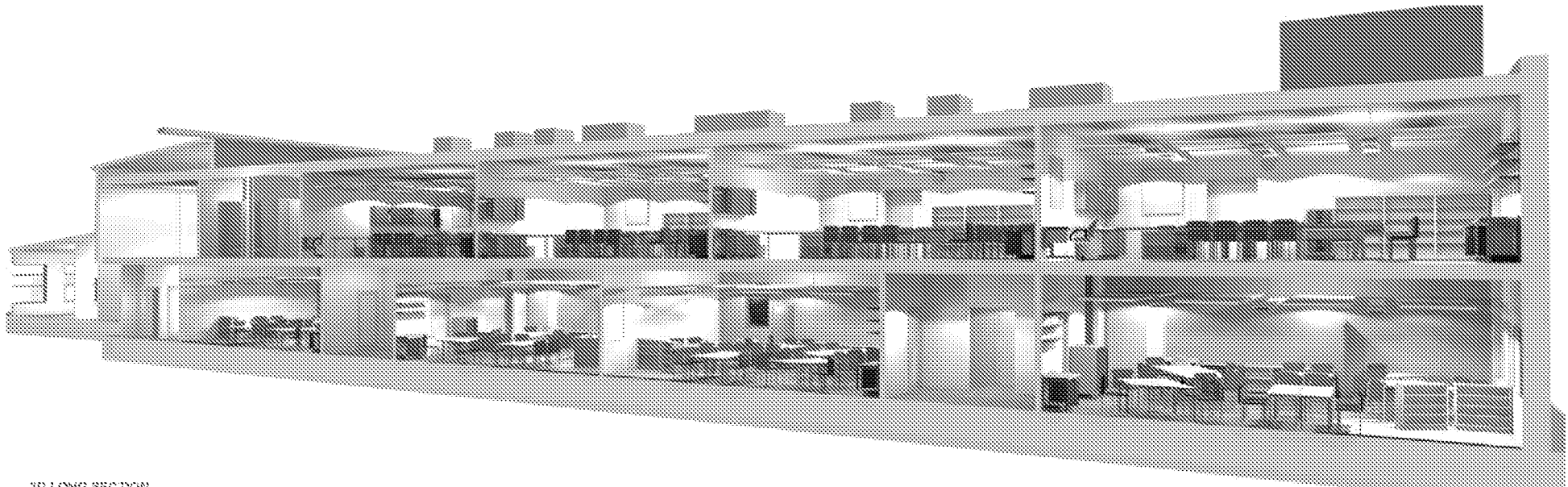
2.2 EFA BASELINE



GROUND FLOOR PLAN

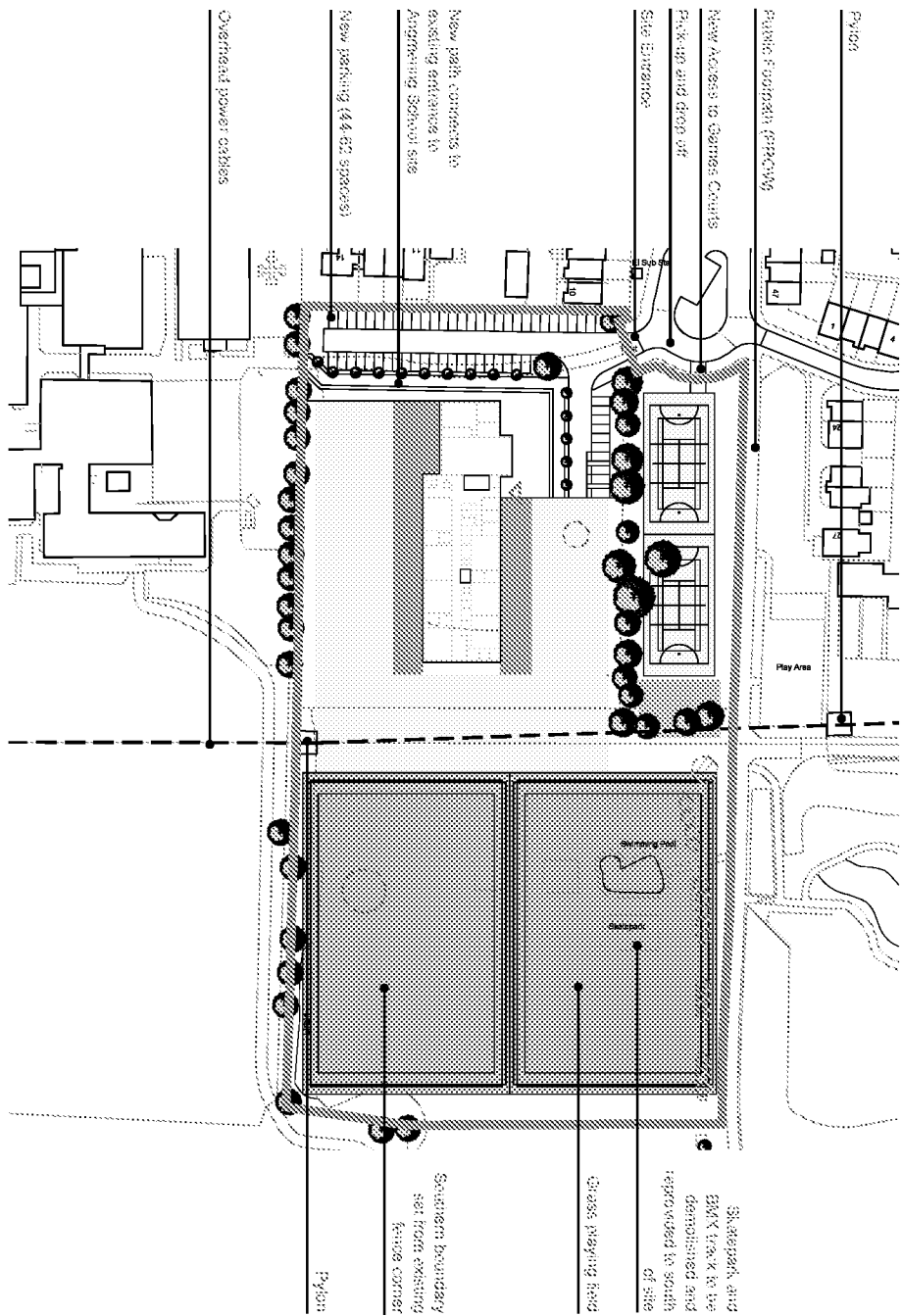


FIRST FLOOR PLAN



3D LONG SECTION

2.3 PROPOSED SITE 2FE



Site Area Summary

	2FE	3FE
Pitches	8400m²	16800m²
Games Courts	1368m²	1368m²
Hard Play	1024m²	1294m²
Soft Play	4320m²	3488m²
Habitat	315m²	315m²
Gross Site Area	24488m²	24488m²

The site layout is heavily dictated by the presence of the pylon and overhead cables. This splits the proposed site in two, the upper half being occupied by the proposed new school and the lower half being taken up by the proposed grass pitches.

The site entrance from Rowan Way has been retained, leading to the proposed parking to the north of the site and the main entrance to the new primary school further to the south. This also forms a turning head for large vehicles. The existing path leading to the existing school has been re-provided to suit the requirements of the new parking.

The proposed school is oriented north-south, allowing east and west light into the classrooms in line with best practice. Hard play and soft informal play areas are provided to each side of the new school.

The proposed games courts (MUGAs) have been located in the parcel of land bounded by the existing significant tree line running north-south across the site. The recently planted tree line to the eastern boundary would be retained and a new habitat area formed to the south of the proposed games courts.

Given the size and position of the pitches, the logical point to strike the southern boundary from is the corner of the adjacent existing fence. Moving the site boundary further north would result in a difficult shape to the remaining site to the south.

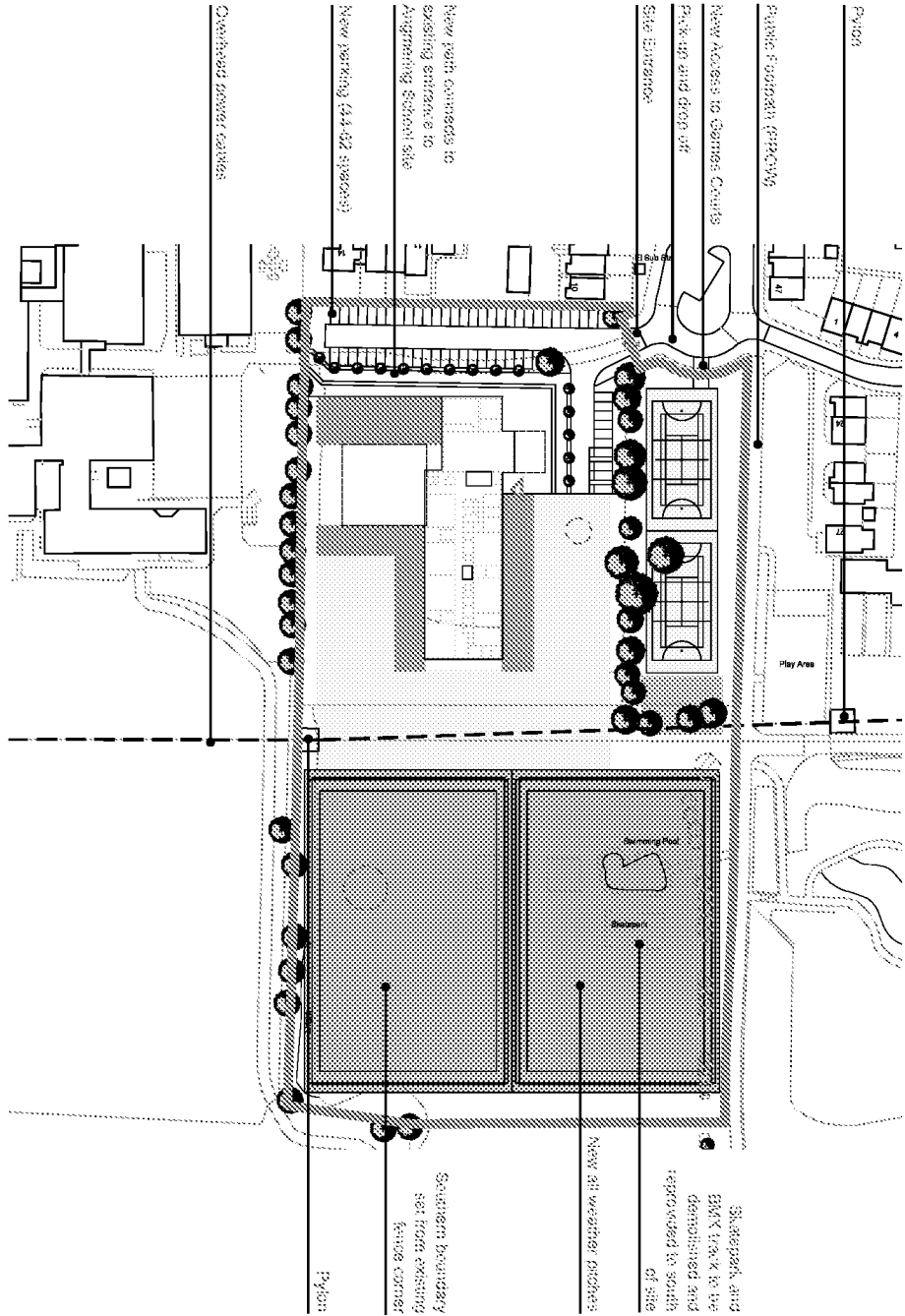
The overall site area is in excess of EB103 requirements for a 2FE primary school (proposed 24,488sqm compared to the maximum requirement of 20,235sqm). This is in order to allow for the proposed future school expansion to a 3FE school and is also dictated by the position of the existing overhead cables.

The existing skate park and BMX track to the south of the overhead cables is proposed to be re-provided in the parcel of land to the south of the new school site.

Pupils 2FE 420
Pupils 3FE 26

	ZONE	EB103 for 2FE + 26N			PROPOSED	COMMENTS
		Name	Base area	Per pupil sqm	Total	
NET AREAS	1.	Soft outdoor PE	0	8400	8400	8400
	2.	Hard outdoor PE	400	630	1030	1368
	3.	Soft informal and social area	600	892	1492	4320
	4.	Hard informal and social area	200	446	646	1024
	5.	Habitat	0	210	210	315
	6.	Flora	600	2152	2752	
		Minimum net site area	1800	12730	14530	
		Non-net	350	1412	1762	
		Minimum total site area	2000	14142	16142	24488
		Maximum net site area	2000	14142	16142	
		Maximum total site area	2400	17835	20235	
Proposed Site Area					24,488	Exceeds EB103 total to allow for 3FE

2.3 PROPOSED SITE 3FE



Site Area Summary

	2FE	3FE
Pitches	8400m²	16800m²
Games Courts	1360m²	1360m²
Hard Play	1024m²	1294m²
Soft Play	4320m²	3488m²
Habitat	315m²	315m²
Gross Site Area	24488m²	24488m²

The proposed 2FE site layout has been designed to accommodate the future expansion to a 3FE school.

The car park has been sized in line with Kent Vehicle Parking Standards (in the absence of WSCC guidelines) to provide up to 62 spaces.

The expansion to a 3FE school would require a new build extension, which has been located away from the overhead cables to the north-west of the 2FE footprint. This has been positioned to connect to the 2FE's primary circulation with minor internal adaption works. It is also anticipated that the 2FE's main hall would need to be extended to meet BB103 area requirements.

The net site areas meet BB103 requirements, which also includes the conversion of the 2FE's grass pitches to all weather pitches in order to meet the required soft outdoor PE area.

The overall site area exceeds minimum BB103 requirements for a 3FE primary school (proposed 24,488sqm compared to a minimum requirement of 23,135sqm).

Pupils 2FE 630
Pupils Nurs 26

	ZONE		BB103 for 3 FE + 26N		PROPOSED	COMMENTS
	Name	Base area	Per pupil area	Total		
NET AREAS	1. Soft outdoor PE	0	12600	12600	16800	All weather pitch courts double
	2. Hard outdoor PE	400	845	1345	1368	
	3. Soft informal and social area	600	1312	1912	3488	
	4. Hard informal and social area	200	656	856	1234	
	5. Habitat	0	315	315	315	
	6. Fossil	160	2602	2602		
	Minimum net site area	1800	19030	20830		
	Non-net	350	2105	2455		
	Minimum total site area	2000	21135	23135	24488	
	Maximum net site area	2000	21135	23135		
	Maximum total site area	2400	26655	28055		

Proposed Site Area 24,488 Complies with BB 103

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ARUN DISTRICT COUNCIL A/99/17/OUT