



ECE
Architecture

June 2026

Stage 3 Design Report (Abridged)

Greenway Junior School



0.1 Project contacts and revision history

Sussex

64-68 Brighton Road
Worthing
West Sussex
BN11 2EN
T 01903 248777

London

75 Great Suffolk Street
London
SE1 OBL
T 0207 928 2773

Bristol

Beacon Tower
Colston Street
Bristol
BS1 4XE
T 0117 2141101

E hello@eearchitecture.com
W www.eearchitecture.com

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Project Team

CampbellReith
consulting engineers



Revision	Notes	Issue Date	By	Checked By
P 01	First issue	28/04/2026	DM	SE
P02	Revised building height following public consultation	29/05/2026	DM	NW
P03	Abridged version for s.73 application	22/06/2026	DM	SL
P04	Abridged version for s.73 application updated	26/06/2026	NY	DM

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1.0

Introduction

1.01 Introduction

Greenway Junior School

Greenway Junior School is a 360-place primary school for pupils aged 7–11, located on Greenway in the north-western part of Horsham, West Sussex. The school is operated by GLF Schools Trust under the responsibility of West Sussex County Council.

The existing estate comprises five ageing teaching blocks—EFAA, EFAB, EFAD, EFAE, and EFAF—that are approaching the end of their serviceable lives, presenting significant challenges in terms of thermal performance, maintenance burden, and the delivery of a modern educational environment. Block EFAC, which houses the privately operated Greenway Nursery and Rainbow Club under a lease until 2032, is retained and falls entirely outside the scope of the Works.

Planning permission for the demolition of the existing school and the construction of a new part-two-storey, part-single-storey teaching block was granted in October 2023 under reference DC/22/1954. The original consent was based on a modular, offsite-manufactured building solution. Following the departure of the original contractor on grounds of programme and cost affordability, the DfE undertook a competitive re-tendering exercise, resulting in the appointment of Morgan Sindall Construction in January 2026.

The programme carries critical urgency. Commencement on site must be demonstrated before October 2026 to prevent the existing planning permission from lapsing. Early enabling works are programmed to begin in August 2026,

following the discharge of the pre-commencement planning conditions attached to the existing consent. The main works are programmed to commence in October 2026. A Section 73 amendment application, reflecting the design changes described in this report, is to be submitted by the end of April 2026, with planning determination anticipated ahead of that October commencement date. Full completion and handover is programmed for December 2027.



2 Consented Site Plan
1:1000



1 Proposed Site Plan
1:1000

1.02 Site Constraints

1. A Southern Water Sewer runs from North to South across the site at a depth of 7-10m, and will require a 4m easement zone on each side
2. Trees will need to be retained and protected, with no development in the root protection zone of preserved trees.
3. The existing school is perched on the highest part of the site with a steep slope down from east to west.
4. A minimum 21m distance needs to be preserved from the buildings to neighbours windows.
5. The existing nursery needs to be retained, and a buffer zone maintained around the building during construction.
6. The existing school has to remain in use and cannot be demolished before the new buildings are finished
7. The need to stay within the spirit of the existing planning permission is now a constraint.

-  **Red Line Boundary**
Works boundary
-  **Property Boundary**
Playing fields
-  **Buffer zone to neighbours**
21m from windows
-  **Retained buildings**
5m buffer zone
-  **Buildings to be demolished**
5m buffer zone





2.0 Proposals

2.01 Revised Scheme: Site

The site sits within Horsham's settlement boundary, outside any designated planning areas, placing it in a favourable planning policy position. Primary access is retained via existing vehicular and pedestrian points off Greenway to the south, with staff parking along the eastern boundary unchanged. A new internal access route to the southwest will serve accessible parking, deliveries, refuse and emergency vehicles. A dedicated pedestrian route will connect the southern entrance to the school building, with a weldmesh secure line separating playground areas from access routes.

The new building is positioned in the southern portion of the site, broadly following the approved footprint, with an extension of approximately 10–15m to the north arising from the adoption of shallower classroom depths. The building remains well within the consented building envelope and no closer than 30m to the western residential boundary—exceeding the 21m buffer established under the original planning consent.

Principal teaching elevations face east and west, avoiding south-facing classrooms that would generate unmanageable solar gain and the need for mechanical cooling, and avoiding north-facing classrooms that would require enhanced glazing to satisfy OS21 daylighting requirements. The main entrance is retained on the south elevation, providing a clear and legible arrival sequence from Greenway.

The SEN suite has been relocated to the north side of the building, enabling a secure, dedicated outdoor play area adjacent to the SEN classrooms, separated from the main playground and away from the school's principal entrances. This repositioning also reduces the area of hard play along the western boundary.

Canopies are provided to early years classroom exits, creating covered outdoor learning areas directly accessible from teaching spaces in accordance with the SSB.



1 Proposed Site Plan
1 : 1000

01-025 Stair 4.5 m²

01-026 Roof Escape 2 m²

01-021 Junior Classroom 54 m²

01-024 Service Shaft 0.5 m²

01-022 Cloaks 3 m²

01-023 Class St 2.5 m²

01-028 Junior Classroom 55 m²

01-029 Service Shaft 0.5 m²

01-030 Class St 2.5 m²

01-031 Cloaks 4 m²

01-019 WCs 21.5 m²

01-018 Class St 2 m²

01-014 Cloaks 3 m²

01-015 Class St 2.5 m²

01-016 Service Shaft 0.5 m²

01-013 Junior Classroom 55 m²

01-012 Service Shaft 0.5 m²

01-008 Junior Classroom 54.5 m²

01-011 Cloaks 3.5 m²

01-010 Class St 2 m²

01-006 Teaching Resource Specialist Store 5.5 m²

01-005 Primary Practical (art/DI) 33.5 m²

01-007 Service Shaft 0.5 m²

01-004 School Library (Primary) 52 m²

01-003 Group Room 8.5 m²

01-001 Stair 33 m²

01-002 Circulation 27.5 m²

01-005 Primary Practical (Food Science) (DT) 98.5 m²

01-041 Primary Practical (Food Science) (DT) 98.5 m²

01-044 Kitchenette bay 4 m²

01-043 Staff Work Room (Prov & Social) 47.5 m²

01-046 Reprographics 11 m²

01-047 Equipment Store 8.5 m²

01-048 Staff Work Room (Teaching Staff) 22 m²

01-051 Plant 20 m²

01-049 Plant room (Not Endorsed)

01-045 Void

01-048 Staff Work Room (Teaching Staff) 22 m²

01-046 Reprographics 11 m²

01-047 Equipment Store 8.5 m²

01-043 Staff Work Room (Prov & Social) 47.5 m²

01-044 Kitchenette bay 4 m²

01-005 Primary Practical (Food Science) (DT) 98.5 m²

01-007 Service Shaft 0.5 m²

01-006 Teaching Resource Specialist Store 5.5 m²

01-010 Class St 2 m²

01-011 Cloaks 3.5 m²

01-008 Junior Classroom 54.5 m²

01-012 Service Shaft 0.5 m²

01-013 Junior Classroom 55 m²

01-016 Service Shaft 0.5 m²

01-015 Class St 2.5 m²

01-014 Cloaks 3 m²

01-018 Class St 2 m²

01-019 WCs 21.5 m²

01-023 Class St 2.5 m²

01-022 Cloaks 3 m²

01-024 Service Shaft 0.5 m²

01-021 Junior Classroom 54 m²

01-025 Stair 4.5 m²

01-026 Roof Escape 2 m²

01-027 Group Room 9 m²

01-028 Junior Classroom 55 m²

01-029 Service Shaft 0.5 m²

01-030 Class St 2.5 m²

01-031 Cloaks 4 m²

01-032 AWC 4.5 m²

01-033 Junior Classroom 54.5 m²

01-034 Class St 2.5 m²

01-035 Cloaks 4 m²

01-036 Service Shaft 0.5 m²

01-037 Junior Classroom 55 m²

01-038 Service Shaft 0.5 m²

01-039 Class St 1.5 m²

01-040 Cloaks 3.5 m²

01-042 Teaching Resource Specialist Store 5 m²

01-043 Staff Work Room (Prov & Social) 47.5 m²

01-044 Kitchenette bay 4 m²

01-046 Reprographics 11 m²

01-047 Equipment Store 8.5 m²

01-048 Staff Work Room (Teaching Staff) 22 m²

01-049 Plant room (Not Endorsed)

01-051 Plant 20 m²

01-050 Kitchen Extra 4.5 m²

01-052 WC 5 m²

01-053 Staff WC 5 m²

01-054 Reception 13.5 m²

01-055 Circulation 27.5 m²

01-056 Lift Lobby 4.5 m²

01-057 Stair 33 m²

01-058 Junior Classroom 54 m²

01-059 Service Shaft 0.5 m²

01-060 Class St 2 m²

01-061 Cloaks 3.5 m²

01-062 Junior Classroom 54.5 m²

01-063 Service Shaft 0.5 m²

01-064 Teaching Resource Specialist Store 5.5 m²

01-065 Primary Practical (art/DI) 33.5 m²

01-066 Class St 2 m²

01-067 Cloaks 3.5 m²

01-068 Junior Classroom 55 m²

01-069 Service Shaft 0.5 m²

01-070 Class St 2.5 m²

01-071 Cloaks 3 m²

01-072 Junior Classroom 54 m²

01-073 Stair 4.5 m²

01-074 Roof Escape 2 m²

01-075 Group Room 9 m²

01-076 Junior Classroom 55 m²

01-077 Service Shaft 0.5 m²

01-078 Class St 2.5 m²

01-079 Cloaks 4 m²

01-080 AWC 4.5 m²

01-081 Junior Classroom 54.5 m²

01-082 Class St 2.5 m²

01-083 Cloaks 4 m²

01-084 Service Shaft 0.5 m²

01-085 Junior Classroom 55 m²

01-086 Service Shaft 0.5 m²

01-087 Class St 2 m²

01-088 Cloaks 3.5 m²

01-089 Junior Classroom 54.5 m²

01-090 Service Shaft 0.5 m²

01-091 Class St 2 m²

01-092 Cloaks 3.5 m²

01-093 Teaching Resource Specialist Store 5.5 m²

01-094 Primary Practical (art/DI) 33.5 m²

01-095 Class St 2 m²

01-096 Cloaks 3.5 m²

01-097 Junior Classroom 55 m²

01-098 Service Shaft 0.5 m²

01-099 Class St 2.5 m²

01-100 Cloaks 3 m²

01-101 Junior Classroom 54 m²

01-102 Stair 4.5 m²

01-103 Roof Escape 2 m²

01-104 Group Room 9 m²

01-105 Junior Classroom 55 m²

01-106 Service Shaft 0.5 m²

01-107 Class St 2.5 m²

01-108 Cloaks 4 m²

01-109 AWC 4.5 m²

01-110 Junior Classroom 54.5 m²

01-111 Class St 2.5 m²

01-112 Cloaks 4 m²

01-113 Service Shaft 0.5 m²

01-114 Junior Classroom 55 m²

01-115 Service Shaft 0.5 m²

01-116 Class St 2 m²

01-117 Cloaks 3.5 m²

01-118 Junior Classroom 54.5 m²

01-119 Service Shaft 0.5 m²

01-120 Class St 2 m²



2.03 Revised Scheme: Accommodation Schedule

Accommodation Schedule							
Level	Room Numb	Name	Department	Area	Brief Area	Area Difference	Comments
01 - Basic Teaching							
Level 00	00-026	Junior Classroom	01 - Basic Teaching	62.0 m²	62 m²	0.0 m²	
Level 00	00-030	Junior Classroom	01 - Basic Teaching	62.0 m²	62 m²	0.0 m²	
Level 00	00-033	Junior Classroom	01 - Basic Teaching	62.0 m²	62 m²	0.0 m²	
Level 00	00-037	Junior Classroom	01 - Basic Teaching	62.0 m²	62 m²	0.0 m²	
Level 00	00-049	Junior Classroom	01 - Basic Teaching	61.9 m²	62 m²	-0.1 m²	
Level 00	00-053	Junior Classroom	01 - Basic Teaching	61.9 m²	62 m²	-0.1 m²	
Level 01	01-006	Primary Practical (art/DT)	01 - Basic Teaching	33.7 m²	34 m²	-0.3 m²	
Level 01	01-009	Junior Classroom	01 - Basic Teaching	54.7 m²	55 m²	-0.3 m²	
Level 01	01-013	Junior Classroom	01 - Basic Teaching	55.1 m²	55 m²	0.1 m²	
Level 01	01-021	Junior Classroom	01 - Basic Teaching	54.3 m²	55 m²	-0.7 m²	
Level 01	01-028	Junior Classroom	01 - Basic Teaching	54.9 m²	55 m²	-0.1 m²	
Level 01	01-033	Junior Classroom	01 - Basic Teaching	54.5 m²	55 m²	-0.5 m²	
Level 01	01-037	Junior Classroom	01 - Basic Teaching	55.0 m²	55 m²	0.0 m²	
Level 01	01-041	Primary Practical (Food Science / DT)	01 - Basic Teaching	68.7 m²	69 m²	-0.3 m²	
				802.6 m²	805 m²	-2.4 m²	
02 - Halls, Dining & PE							
Level 00	00-006	Music & Drama Studio	02 - Halls, Dining & PE	55.3 m²	55 m²	0.3 m²	
Level 00	00-008	Assembly Hall	02 - Halls, Dining & PE	181.2 m²	180 m²	1.2 m²	
				236.5 m²	235 m²	1.5 m²	
03 - Learning Resource Areas							
Level 00	00-043	Group Room	03 - Learning Resource Areas	8.8 m²	9 m²	-0.2 m²	
Level 00	00-044	SEN Resource (Ambulant)	03 - Learning Resource Areas	55.1 m²	55 m²	0.1 m²	
Level 00	00-045	SEN Resource (Primary)	03 - Learning Resource Areas	18.1 m²	12 m²	6.1 m²	
Level 00	00-056	MI Room	03 - Learning Resource Areas	12.0 m²	12 m²	0.0 m²	
Level 00	00-063	Group Area	03 - Learning Resource Areas	9.6 m²	9 m²	0.6 m²	
Level 01	01-003	Group Room	03 - Learning Resource Areas	8.6 m²	9 m²	-0.4 m²	
Level 01	01-004	School Library (Primary)	03 - Learning Resource Areas	52.2 m²	55 m²	-2.8 m²	
Level 01	01-027	Group Room	03 - Learning Resource Areas	8.8 m²	9 m²	-0.2 m²	
				173.2 m²	170 m²	3.2 m²	
04 - Staff & Admin							
Level 00	00-002	Reception Area	04 - Staff & Admin	9.9 m²	10 m²	-0.1 m²	
Level 00	00-004	Interview Room	04 - Staff & Admin	5.9 m²	6 m²	-0.1 m²	
Level 00	00-024	Staff Workroom Premises	04 - Staff & Admin	8.8 m²	8 m²	0.8 m²	
Level 00	00-062	Offices	04 - Staff & Admin	12.0 m²	12 m²	0.0 m²	
Level 00	00-064	Head Office	04 - Staff & Admin	14.2 m²	16 m²	-1.8 m²	
Level 00	00-065	Office with Reception	04 - Staff & Admin	20.7 m²	20 m²	0.7 m²	
Level 00	00-066	Sick Bay	04 - Staff & Admin	3.0 m²	4 m²	-1.0 m²	
Level 01	01-043	Staff Work Room (Prep & Social)	04 - Staff & Admin	47.7 m²	48 m²	-0.3 m²	
Level 01	01-044	Kitchenette bay	04 - Staff & Admin	4.0 m²	4 m²	0.0 m²	
Level 01	01-046	Reprographics	04 - Staff & Admin	10.9 m²	11 m²	-0.1 m²	
Level 01	01-048	Staff Work Room (Teaching Staff)	04 - Staff & Admin	19.9 m²	13 m²	6.9 m²	
				157.0 m²	152 m²	5.0 m²	
05 - Storage							
Level 00	00-007	Music store	05 - Storage	5.8 m²	6 m²	-0.2 m²	
Level 00	00-009	Sports Store 2	05 - Storage	7.2 m²	7 m²	0.2 m²	
Level 00	00-010	Furniture Store	05 - Storage	16.6 m²	14 m²	2.6 m²	
Level 00	00-011	Sports Store	05 - Storage	11.6 m²	11 m²	0.6 m²	
Level 00	00-019	Equipment Store	05 - Storage	7.4 m²	6 m²	1.4 m²	
Level 00	00-027	Cloaks	05 - Storage	2.9 m²	3 m²	-0.1 m²	
Level 00	00-028	Class St	05 - Storage	2.0 m²	2 m²	0.0 m²	
Level 00	00-031	Cloaks	05 - Storage	2.9 m²	3 m²	-0.1 m²	
Level 00	00-032	Class St	05 - Storage	2.0 m²	2 m²	0.0 m²	
Level 00	00-034	Cloaks	05 - Storage	2.9 m²	3 m²	-0.1 m²	
Level 00	00-035	Class St	05 - Storage	2.0 m²	2 m²	0.0 m²	
Level 00	00-038	Cloaks	05 - Storage	2.9 m²	3 m²	-0.1 m²	
Level 00	00-039	Class St	05 - Storage	2.0 m²	2 m²	0.0 m²	
Level 00	00-042	Sports Equipment Store (External)	05 - Storage	4.5 m²	4 m²	0.5 m²	
Level 00	00-046	Appliance Bay	05 - Storage	1.4 m²	3 m²	-1.6 m²	
Level 00	00-047	Appliance Bay	05 - Storage	1.4 m²	3 m²	-1.6 m²	
Level 00	00-050	Class St	05 - Storage	2.0 m²	2 m²	0.0 m²	
Level 00	00-051	Cloaks	05 - Storage	2.9 m²	0 m²	2.9 m²	
Level 00	00-054	Class St	05 - Storage	2.0 m²	2 m²	0.0 m²	
Level 00	00-055	Cloaks	05 - Storage	2.9 m²	0 m²	2.9 m²	
Level 00	00-060	Cleaner's St	05 - Storage	2.1 m²	2 m²	0.1 m²	
Level 00	00-061	Secure St	05 - Storage	3.5 m²	8 m²	-4.5 m²	
Level 01	01-008	Teaching Resource Specialist Store	05 - Storage	5.3 m²	5 m²	0.3 m²	
Level 01	01-010	Class St	05 - Storage	2.2 m²	2 m²	0.2 m²	
Level 01	01-011	Cloaks	05 - Storage	3.4 m²	3 m²	0.4 m²	
Level 01	01-014	Cloaks	05 - Storage	3.0 m²	3 m²	0.0 m²	
Level 01	01-015	Class St	05 - Storage	2.5 m²	2 m²	0.5 m²	
Level 01	01-019	Cleaner's St	05 - Storage	2.2 m²	2 m²	0.2 m²	
Level 01	01-022	Cloaks	05 - Storage	3.0 m²	3 m²	0.0 m²	
Level 01	01-023	Class St	05 - Storage	2.5 m²	2 m²	0.5 m²	
Level 01	01-030	Class St	05 - Storage	2.3 m²	2 m²	0.3 m²	
Level 01	01-031	Cloaks	05 - Storage	3.9 m²	3 m²	0.9 m²	
Level 01	01-034	Class St	05 - Storage	2.3 m²	2 m²	0.3 m²	
Level 01	01-035	Cloaks	05 - Storage	3.9 m²	3 m²	0.9 m²	
Level 01	01-039	Class St	05 - Storage	1.7 m²	2 m²	-0.3 m²	
Level 01	01-040	Cloaks	05 - Storage	3.5 m²	3 m²	0.5 m²	
Level 01	01-042	Teaching Resource Specialist Store	05 - Storage	5.0 m²	5 m²	0.0 m²	
Level 01	01-047	Equipment Store	05 - Storage	6.5 m²	6 m²	0.5 m²	
				143.6 m²	136 m²	7.6 m²	

Accommodation Schedule							
Level	Room Numb	Name	Department	Area	Brief Area	Area Difference	Comments
06 - Circulation							
Level 00	00-001	Lobby	06 - Circulation	11.4 m²	6 m²	5.4 m²	
Level 00	00-005	Circulation	06 - Circulation	53.3 m²	34 m²	19.6 m²	
Level 00	00-018	Circulation	06 - Circulation	28.0 m²	34 m²	-5.7 m²	
Level 00	00-020	Stair	06 - Circulation	35.0 m²	27 m²	8.0 m²	
Level 00	00-021	Lift	06 - Circulation	6.2 m²	6 m²	0.2 m²	
Level 00	00-022	Lift Lobby	06 - Circulation	4.9 m²	0 m²	4.9 m²	
Level 00	00-025	Circulation	06 - Circulation	75.9 m²	34 m²	42.1 m²	
Level 00	00-040	Circulation	06 - Circulation	6.6 m²	34 m²	-27.2 m²	
Level 00	00-041	Stair	06 - Circulation	23.2 m²	27 m²	-3.8 m²	
Level 01	01-001	Stair	06 - Circulation	33.6 m²	27 m²	6.6 m²	
Level 01	01-002	Circulation	06 - Circulation	27.6 m²	34 m²	-6.2 m²	
Level 01	01-005	Circulation	06 - Circulation	69.8 m²	34 m²	36.0 m²	
Level 01	01-025	Stair	06 - Circulation	24.4 m²	27 m²	-2.6 m²	
Level 01	01-045	Circulation	06 - Circulation	12.7 m²	34 m²	-21.1 m²	
Level 01	01-055	Lift	06 - Circulation	6.2 m²	6 m²	0.2 m²	
Level 01	01-056	Lift Lobby	06 - Circulation	4.7 m²	0 m²	4.7 m²	
				423.4 m²	362 m²	61.1 m²	
07 - Kitchen Facilities							
Level 00	00-012	Kitchen	07 - Kitchen Facilities	55.2 m²	57 m²	-1.8 m²	
Level 00	00-013	Kitchen Lobby	07 - Kitchen Facilities	4.1 m²	0 m²	4.1 m²	
Level 00	00-014	Kitchen Toilet / Change	07 - Kitchen Facilities	5.0 m²	4 m²	1.5 m²	
Level 00	00-015	Food store	07 - Kitchen Facilities	4.1 m²	3 m²	1.1 m²	
				68.4 m²	64 m²	4.9 m²	
08 - Plant							
Level 00	00-016	Plant	08 - Plant	6.5 m²	0 m²	6.5 m²	
Level 00	00-017	Plant	08 - Plant	14.6 m²	0 m²	14.6 m²	
Level 00	00-023	Server Room	08 - Plant	10.8 m²	10 m²	0.6 m²	
Level 01	01-007	Service Shaft	08 - Plant	0.5 m²	1 m²	-0.5 m²	
Level 01	01-012	Service Shaft	08 - Plant	0.5 m²	1 m²	-0.5 m²	
Level 01	01-016	Service Shaft	08 - Plant	0.5 m²	1 m²	-0.5 m²	
Level 01	01-020	Riser	08 - Plant	1.2 m²	0 m²	1.2 m²	
Level 01	01-024	Service Shaft	08 - Plant	0.7 m²	1 m²	-0.3 m²	
Level 01	01-026	Roof Escape	08 - Plant	2.1 m²	0 m²	2.1 m²	
Level 01	01-029	Service Shaft	08 - Plant	0.5 m²	1 m²	-0.5 m²	
Level 01	01-036	Service Shaft	08 - Plant	0.6 m²	0 m²	0.6 m²	
Level 01	01-038	Service Shaft	08 - Plant	0.7 m²	0 m²	0.7 m²	
Level 01	01-050	Kitchen Extract	08 - Plant	4.5 m²	0 m²	4.5 m²	
Level 01	01-051	Plant	08 - Plant	20.8 m²	18 m²	2.8 m²	
Level 01	01-054	Riser	08 - Plant	1.7 m²	0 m²	1.7 m²	
				66.2 m²	33 m²	33.0 m²	
09 - Toilets & Personal Care							
Level 00	00-003	AWC	09 - Toilets & Personal Care	4.5 m²	4 m²	0.7 m²	
Level 00	00-029	Supervisable WC	09 - Toilets & Personal Care	11.3 m²	6 m²	5.3 m²	
Level 00	00-036	Supervisable WC	09 - Toilets & Personal Care	11.3 m²	6 m²	5.3 m²	
Level 00	00-048	Hygiene Room	09 - Toilets & Personal Care	15.4 m²	8 m²	7.4 m²	
Level 00	00-052	Supervisable WC	09 - Toilets & Personal Care	11.5 m²	6 m²	5.5 m²	
Level 00	00-057	AWC	09 - Toilets & Personal Care	5.1 m²	4 m²	1.3 m²	
Level 00	00-058	WC's	09 - Toilets & Personal Care	14.5 m²	18 m²	-3.5 m²	
Level 00	00-059	WC's	09 - Toilets & Personal Care	14.6 m²	18 m²	-3.4 m²	
Level 01	01-018	WC's	09 - Toilets & Personal Care	21.4 m²	18 m²	3.4 m²	
Level 01	01-032	AWC	09 - Toilets & Personal Care	4.5 m²	4 m²	0.7 m²	
Level 01	01-052	Staff WC	09 - Toilets & Personal Care	3.7 m²	6 m²	-2.3 m²	
Level 01	01-053	Staff WC	09 - Toilets & Personal Care	3.9 m²	6 m²	-2.1 m²	
				121.5 m²	103 m²	18.1 m²	
Total NIA				2192.4 m²	2060 m²	132.0 m²	
Non Net:				679.3 m²			
Partitions:				100.2 m²		(6.2 %)	
Total GIA				2291.4 m²	2177.1 m²	114.7 m²	

Pupil WC Requirement Comparison Table

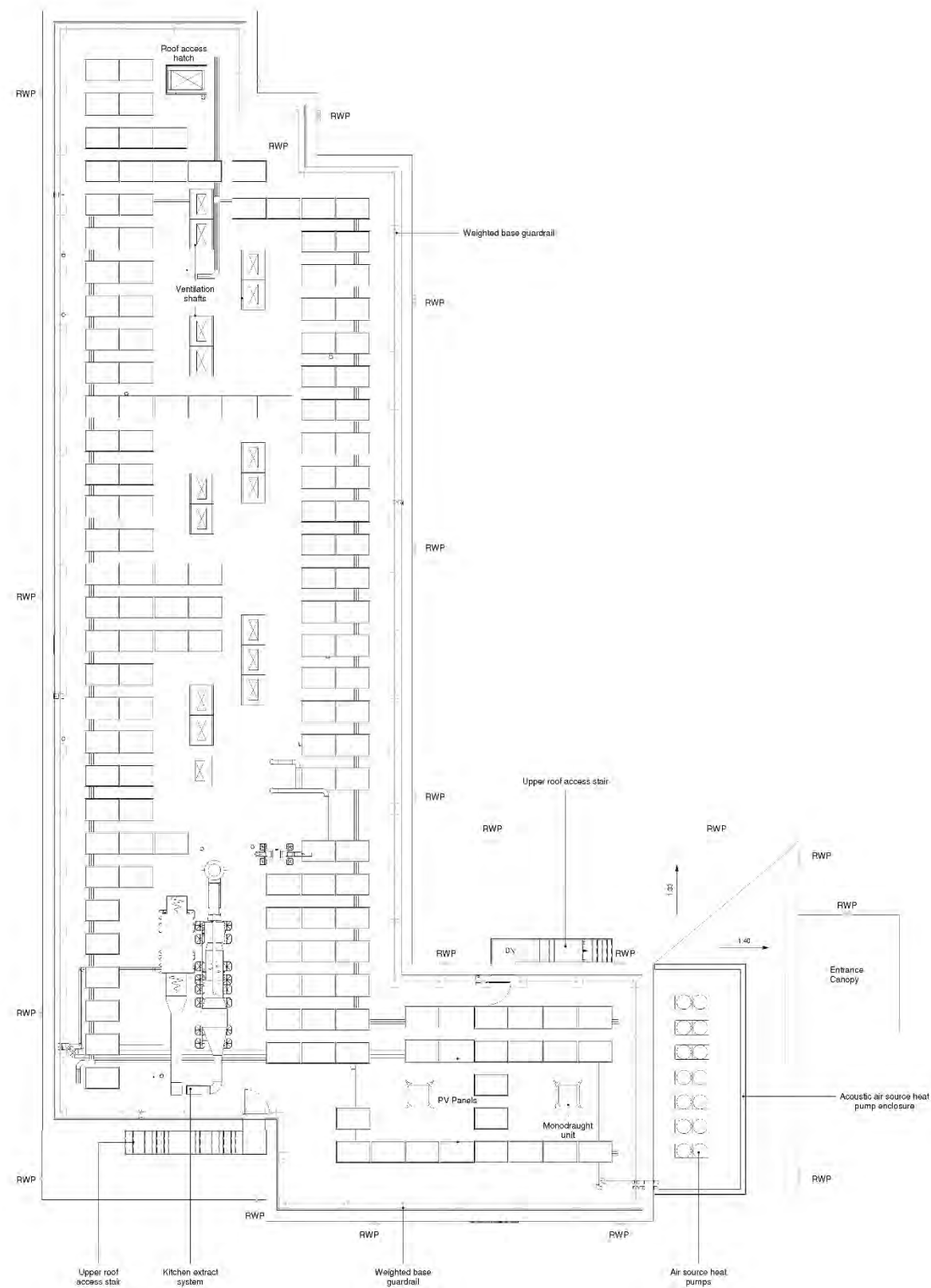
Feature	2FE Primary (14 Classes)	3FE Junior (12 Classes)
Total Pupil Count	420 Pupils	360 Pupils
Reception Pupils (2 classes)	60 Pupils	0 Pupils
Key Stage 1 Pupils (4 classes: Y1-Y2)	120 Pupils	0 Pupils
Key Stage 2 Pupils (8 classes: Y3-Y6)	240 Pupils	360 Pupils (12 classes)
Reception WCs (Ratio 1:10)	6 WCs	0 WCs
Key Stage 1 WCs (Ratio 1:20)	6 WCs	0 WCs
Key Stage 2 WCs (Ratio 1:20)	12 WCs	18 WCs
Minimum Total Pupil WCs	24 WCs	18 WCs
Total Washbasins	24 Basins	18 Basins
Hygiene Room (BB103 Requirement)	1 Room (9m ² –12m ²)	1 Room (9m ² –12m ²)
Accessible Toilets	Min. 1 (plus 1 per floor)	Min. 1 (plus 1 per floor)

Staff Headcount & WC Requirement Table

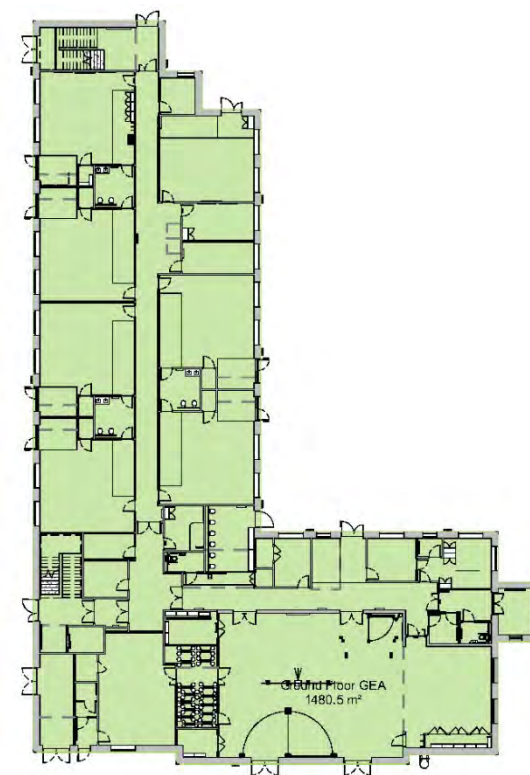
Staff Role	2FE Primary (14 Classes)	3FE Junior (12 Classes)
Teachers (1 per class)	14	12
Teaching Assistants (1 per class)	14	12
SEN Assistants	10	10
Head Teacher	1	1
Business Manager	1	1
Receptionists	2	2
Subtotal (General Staff)	42 Staff	38 Staff
Kitchen Staff (Max for 1 WC)	5 Staff	5 Staff
Total Staff Headcount	47 Staff	43 Staff
Min. General Staff WCs (Ratio 26-50)	3 WCs	3 WCs
Dedicated Kitchen WC	1 WC	1 WC
Total Staff WCs Required	4 WCs	4 WCs

2.05 Roof plan, GIA & GEA

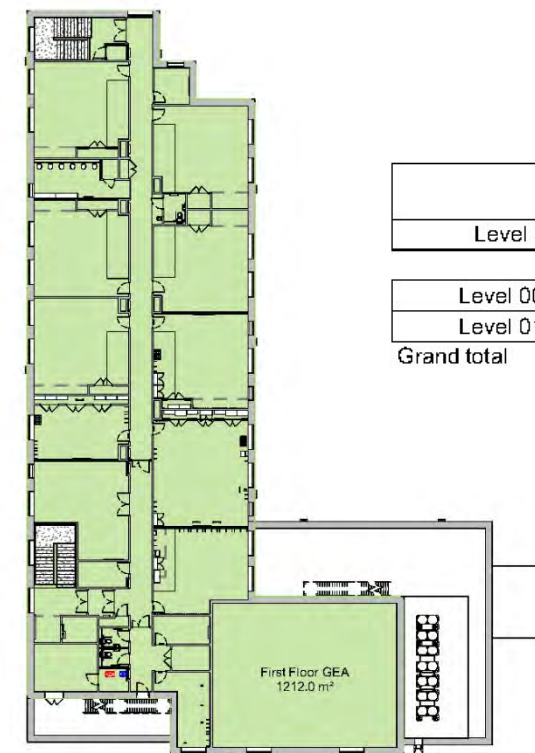
12



Roof plan



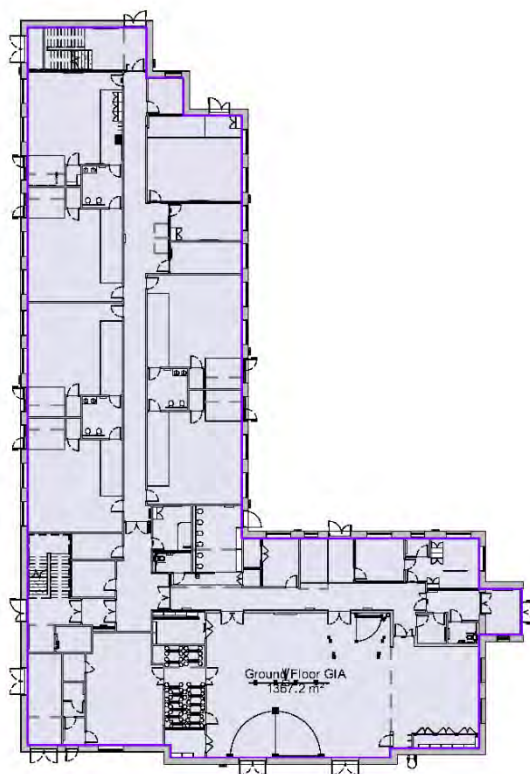
1 Ground Floor
1 : 250



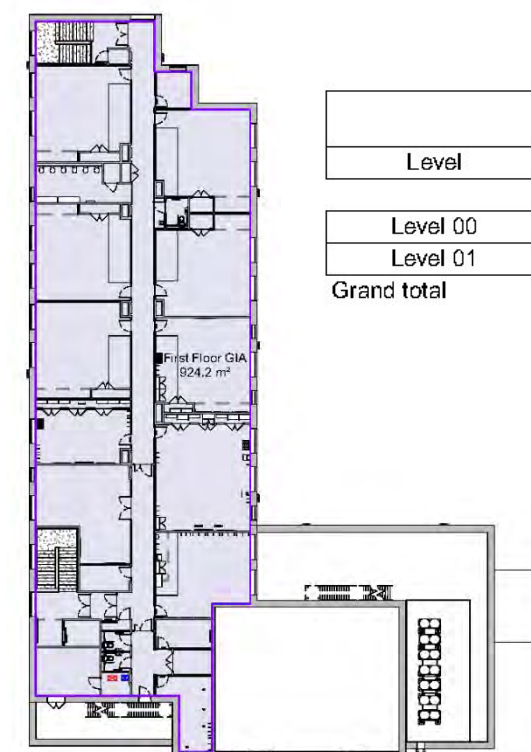
2 First Floor
1 : 250

GEA Schedule		
Level	Name	Area
Level 00	Ground Floor GEA	1480.46 m ²
Level 01	First Floor GEA	1211.96 m ²
Grand total		2692.42 m ²

Gross external area plans



Ground Floor
1 : 250



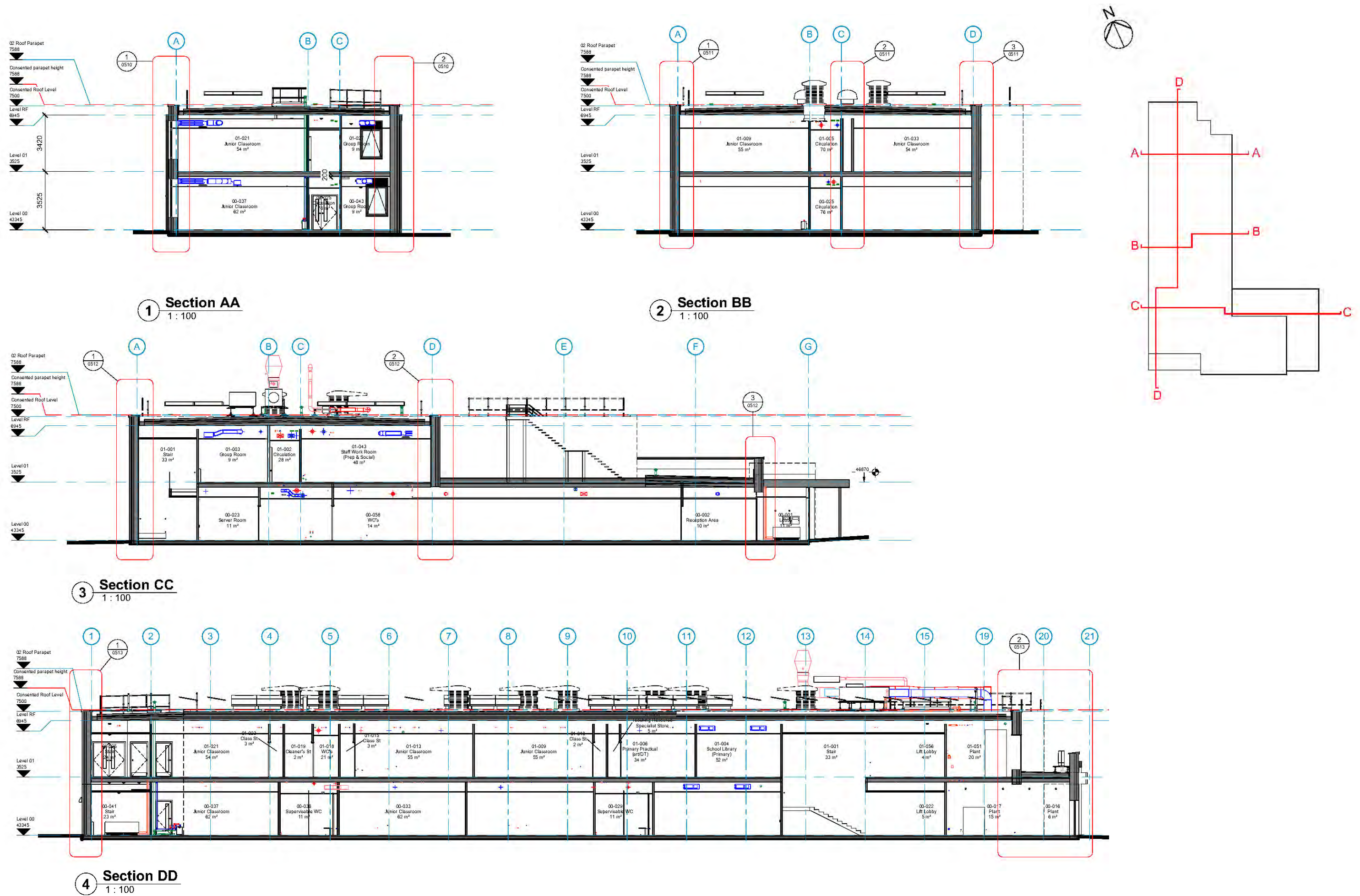
First Floor
1 : 250

GIA Schedule		
Level	Name	Area
Level 00	Ground Floor GIA	1367.22 m ²
Level 01	First Floor GIA	924.17 m ²
Grand total		2291.40 m ²

Gross internal area plans



2.06 Revised scheme: sections



2.07 Revised Scheme: site circulation



LEGEND

- Fire Appliance Hard Standing Area.
- Extent of Accessible Facade (52.2m - 25.8%)
- Fire Appliance & Emergency Vehicle Access Route
- Pedestrian Fire Escape Route (Teaching Staff and Pupils)
- Pedestrian Fire Escape Route (Operational Staff and Adults Only)
- Fire Escape Door
- Fire Assembly Point
- Fire Hydrant Location (Existing)
- 90m Radius from Hydrant



LEGEND

- Staff & public pedestrian access route
- Pupil pedestrian access route
- Kitchen pedestrian access route
- Internal pedestrian circulation route
- Staff & public vehicle access route
- Delivery and Refuse vehicle access route
- Maintenance vehicle access route
- Staff Building Entrance
- Public Building Entrance
- Pupil Building Entrance
- Kitchen Staff Building Entrance
- Delivery Bay
- Bin Store
- Staff & Visitor car parking spaces (23 number)
- Accessible car parking spaces (6 number)
- Cycle parking spaces (30 spaces)



3.0

Colour, Context & material study

3.1 Urban context (History)

The school is situated in a 'mature' neighbourhood, characterised by a mix of early 20th-century and mid-century developments, representing the town's northward expansion away from the historic centre.

The area was developed in three primary phases:

1. Early-Century Development (1912–1935) A significant portion of the original housing on Greenway itself consists of "early-century" homes. Approximately 30% of the properties in this specific street were built during the interwar period, following the initial expansion of the nearby Trafalgar and North Parade areas. These homes often feature late-Edwardian or early-interwar architectural styles.
2. Mid-Century Suburban Boom (1936–1955): The bulk of the residential area around Greenway is classified as "mid-century." This phase saw the most rapid growth: 1930s/40s: Further semi-detached and detached housing was added as the town pushed toward Pondtail Road. 1950s: The post-war era brought significant development to the surrounding pockets, most notably the "Needles" estate (Blackbridge Lane area) just to the west.

Greenway Junior School was built during this period (early 1950s) to serve the growing number of families moving into these new suburban streets.



Buff brick houses in Greenway, Horsham



Mid century brick & render houses in Farm Ave.



Buff brick, red brick and rendered houses in Merryfield Drive, Horsham

3.2 Urban context (materials)

The predominant building materials in the area are brick and render, and the predominant style is mid century suburban, typically with pitched roofs in clay or concrete tile. There is no dominant brick colour, with houses typically in either buff or red brick.

Nearby contemporary developments have continued this style, and are generally in brick or render. Larger local development can be found with both flat and pitched roofs.

There does not appear to be any precedent for using coloured cladding in the surrounding area. The predominant render colours are white, beige and grey.

In developing the bid for the updated scheme ECE Architecture and Morgan Sindall developed a scheme in white render and brick that we believed sat harmoniously in the surrounding context.

The DfE demand the highest specification of render. This being a through coloured ('monocouche') silicon based render with c. 20 years to first redecoration and minimum 40 year design life. This specification mitigates against green algae growth and reduces the maintenance liability for the school.

Over the following pages are a number of colour and material studies that were presented to The School and the DfE over a series of Client Engagement Meetings.



Grey, white and buff render and red brick in Albion Way, Horsham

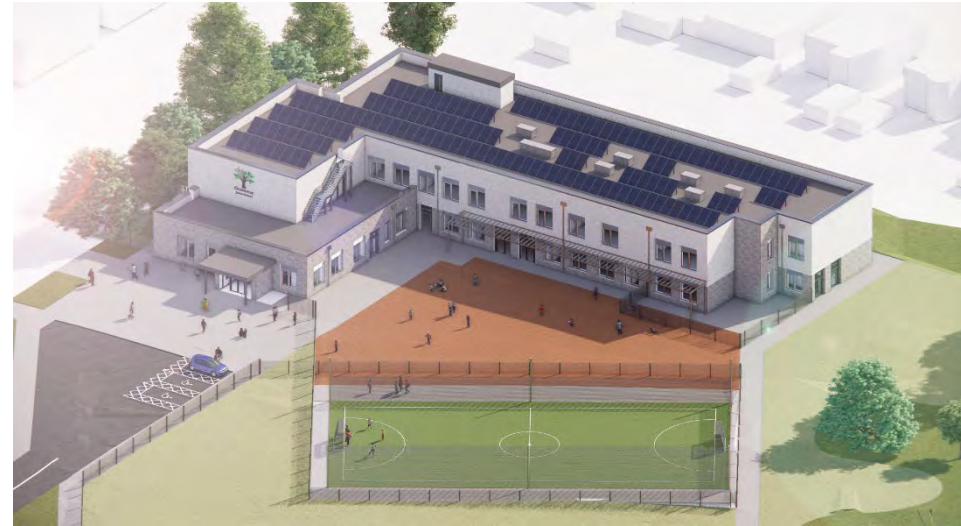


Grey, white and buff render and red brick in Bishopric, Horsham



Brick and rendered mid century houses in Greenway

3.4 Colour & massing studies (1 of 4)



Permitted scheme: Green & Beige cladding with vertical bris soleil

The main driver for the fibre-cement clad elevations of the original consented scheme was the construction method. i.e. a modular build.

Bid stage: Brick + white render + parapet

The bid stage scheme matched the materials common in the surrounding area, and was developed to suit the DfE's budget. This colour-way was parked after receiving negative feedback from the planning officer about white render at the initial pre-app meeting on 10 March 2026

Brick + light green render + handrail

Post pre-app meeting on 10 March 2026, ECE developed a number of new colour-ways for discussion with the school and the DfE at client engagement meetings 4 and 5 (19 March and 26 March). We also started to explore replacing the roof parapet with a handrail to more closely replicate the consented scheme

3.5 Colour & massing studies (2 of 4)



Brick + dark green render + handrail

The use of green strongly divided opinion amongst the design team, the DfE and the School. If green had been selected to match the schools logo, they questioned what would happen if the academy trust changed logos in the future, or amalgamated with another trust. The entire team felt the green could date quickly and rejected this colour-way.

Brick + two tone green cladding + parapet

The DfE had concerns over the affordability of this option, and the school were concerned that it would be difficult to match the colours of the panels if one were broken in the future. Would the panel supplier still be in business in 2, 5, 10 or 20 years time? This option also has the higher parapet and so was rejected.

Brick + green/beige cladding + handrail

This colour-way most closely replicated the consented scheme, and included a roof level handrail rather than a parapet. However it was rejected for the same reason as the previous clad option.

3.6 Colour & massing studies (3 of 4)



Single buff brick to ground & first

Monolithic brickwork would have resolved the affordability and robustness requirements of the DfE, but was considered too institutional and too similar to the old school building, and so was rejected.



White brick and timber or 'cedral' clad first floor

The idea of timber cladding at first floor was proposed by the school, but does not satisfy the DfE technical specification. There are concerns over cost, longevity and fire risk.



White brick and black 'cedral' type first floor

A possible fibre cement 'lookalike' cladding at first floor was considered. However with an applied painted finish this raised similar concerns over cost, longevity and ease of replacement as other clad options.

3.7 Colour & massing studies (4 of 4)



Multi-coloured render & multicoloured brickwork

This option included the reduced height parapet a, range of coloured rendered panels and two colours of brickwork. The designers, the school and the DfE all felt this patchwork effect would date quickly and did not give the building a positive image. One designer commented that the building had been 'overmaterialised'. This option was rejected.

White brick, taupe render & vertical bris soleil

In all previous options solar shading had been achieved by using a glass with a low 'G' value to reduce solar insolation. In this option we re-introduced vertical bris soleil. The school and the DfE were extremely concerned that the bris soleil caused a hazard at ground floor level and would be difficult to maintain at first floor level. This option was rejected.

Light & dark green render + white brick

In this option two shades of green and a white brick were used. The same concerns over the use of coloured render led to this option being rejected.

3.8 Client engagement meeting 5; Sample selection



At client engagement meeting 5 a range of different bricks and render samples were presented to the school and the DfE to reflect the range of brick colours in the surrounding area. A red and a buff stock brick from the local Michelmersh brick works were presented along with an ibstock buff. For a more contemporary feel both concrete and clay bricks in stock, tumbled and wire cut format were considered. The selected brick is a highly textured buff brick stock brick, with a black and white patina. This was felt to both reflect the local vernacular but give the building a more contemporary feel, and add sufficient visual interest so as not to feel institutional.

A good quality through coloured silicon render should last easily achieve 20 years to first decoration with no significant algae growth. However to mitigate the risk of staining by atmospheric pollution and to provide a complementary colour to the selected brick a warm grey graphite render was selected.

The adjacent photograph is of the north elevation of a private house at Western Esplanade, Hove, which was remodelled in 2012 with through coloured silicon render. Whilst there is no algae growth, mild staining from atmospheric pollution can be seen which will be avoided by using a dark coloured render.





4.0

Final colour & materials

4.01 Revised scheme: Final material selection

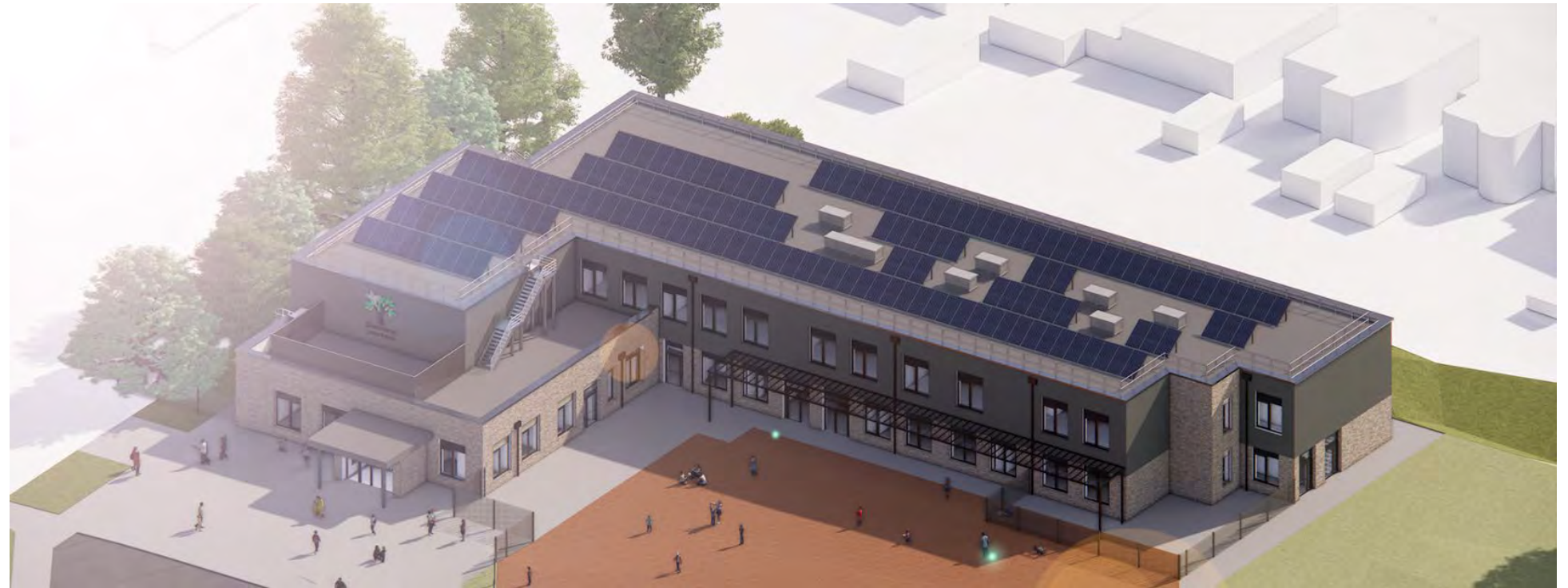
A robust selection process has been followed in the selection of the materials for the new building at Greenway Junior School. This started with an examination of the local context. Materials were then selected that are affordable, easy to maintain and with longevity.

The final colour selection was carried out over two client engagement meetings attended by the School, senior building professionals from the DfE, DfE's technical advisors, contractor, and senior architects working for both the client and contractor.

The dark render compliments the high quality buff stock brick selected for the scheme. The choice of a dark, through coloured silicon render adds a classy contemporary twist to the scheme, and will help the building stay looking crisp for many years.

Windows, rainwater goods and architectural metalwork will be dark powder coated aluminium to compliment the brick and render.

During the design process it has been possible to remove the high roof parapet normally mandated by the DfE and to remove the stair overrun by accessing the upper roof via an external upper stair to reduce the apparent height of the building.



Proposed scheme: Traditional brick & monocouche render

The bid stage scheme was higher than the originally consented scheme. Through pre-application advice from the planners and neighbour consultation it became clear that any height increase would be unacceptable. By reducing the

height of the classrooms from 2.7m to 2.6m and by redesigning the steel frame and the roof we have ensured the height of the building matches the consented scheme.



4.02 Revised scheme: Massing and materials



4.03 Revised Scheme: North & East Elevations

CDM 2015 Health & Safety Info
This information relates only to 'Significant Hazards' identified
and is to be read in conjunction with the Designer's Hazard Re



East Elevation



North Elevation

Materials Key

- 1 Facing brick
- 2 Silicone render
- 3 PPC Aluminium window frames
- 4 PPC Aluminium rainwater pipe and hopper
- 5 PPC Aluminium louvred door
- 6 External PPC aluminium roof access stair
- 7 Signage
- 8 Louvred ASHP enclosure
- 9 Metal roof canopy
- 10 Metal roof coping
- 11 Weighted base guardrail
- 12 Monodraught unit
- 13 Canopy
- 14 External door barrier
- 15 Kitchen extract ductwork
- 16 Lift overrun

Topography Key

- Proposed Ground Level
- Approved building outline
Planning application DC/22/1954

4.04 Revised Scheme: South & West Elevations

27



West Elevation



South Elevation

Materials Key

- ① Facing brick
- ② Silicone render
- ③ PPC Aluminium window frames
- ④ PPC Aluminium rainwater pipe and hopper
- ⑤ PPC Aluminium louvred door
- ⑥ External PPC aluminium roof access stair
- ⑦ Signage
- ⑧ Louvred ASHP enclosure
- ⑨ Metal roof canopy
- ⑩ Metal roof coping
- ⑪ Weighted base guardrail
- ⑫ Monodraught unit
- ⑬ Canopy
- ⑭ External door barrier
- ⑮ Kitchen extract ductwork
- ⑯ Lift overrun

Topography Key

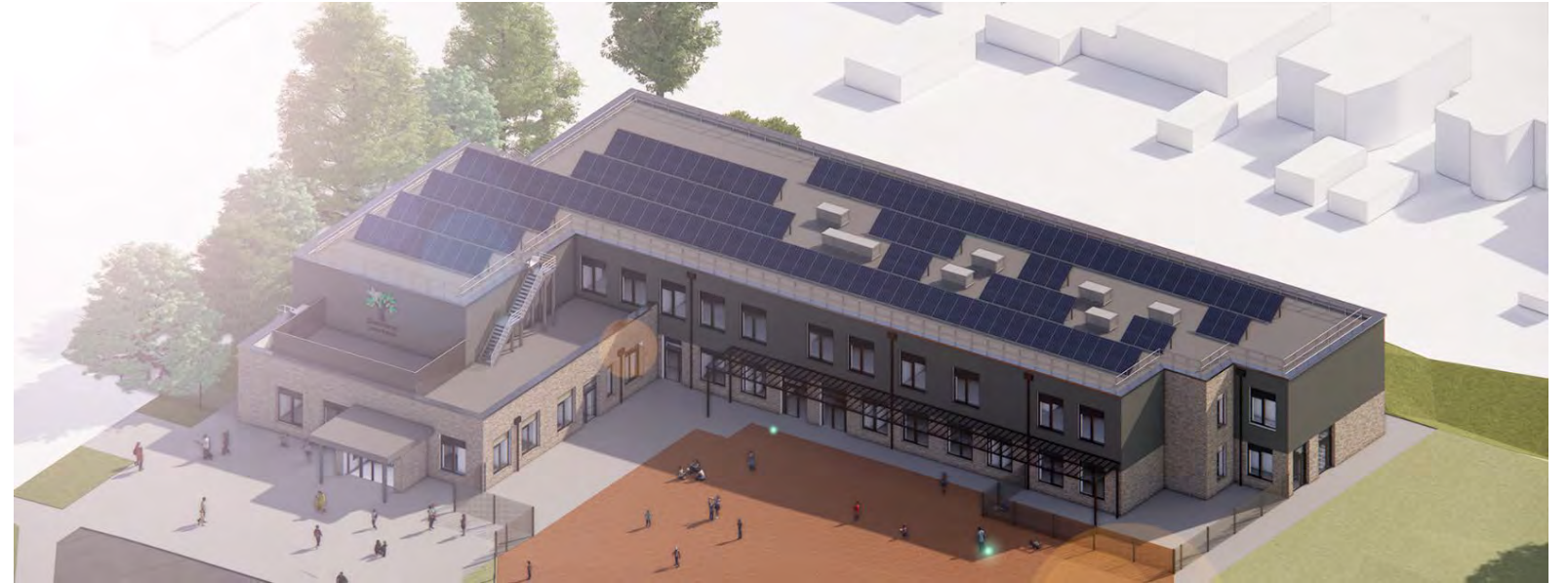
- Proposed Ground Level
- - - Approved building outline
Planning application DC/22/1954



5.0

Revised v. consented scheme

5.1 Materials: revised vs. consented



Consented scheme: Fibre cement cladding

Proposed scheme: Traditional brick & monocouche render



5.2 Massing and materials: revised vs. consented





5.3 Elevations: revised vs. consented



--- Outline of the consented scheme



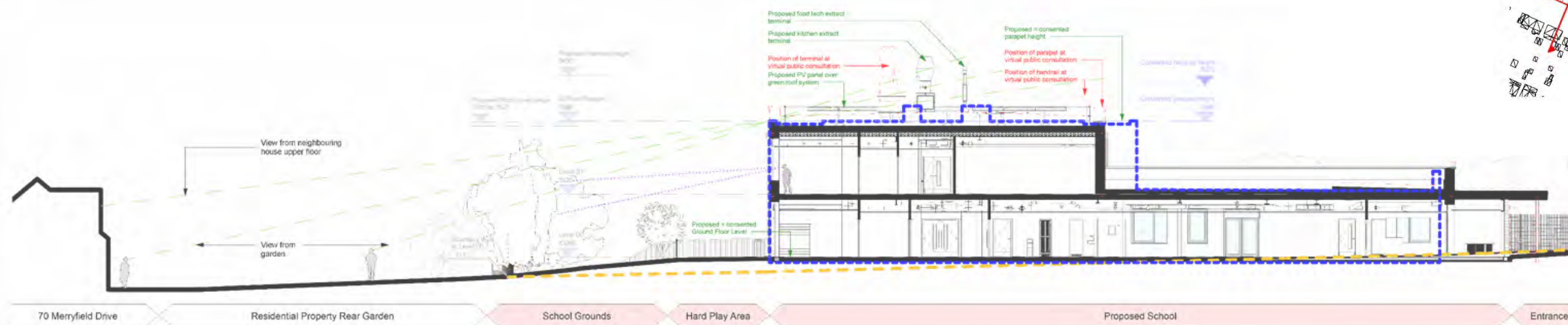
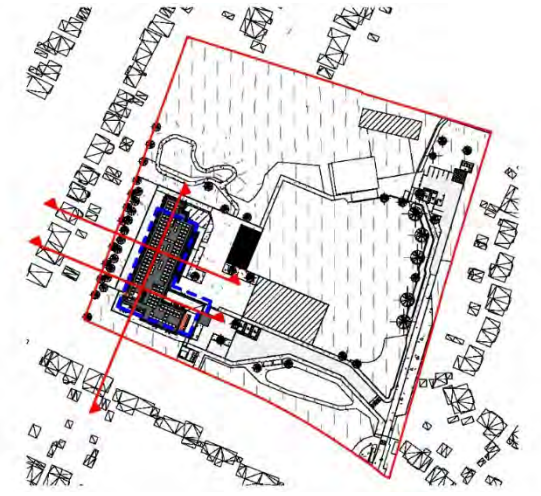
5.4 Elevations: revised v. consented



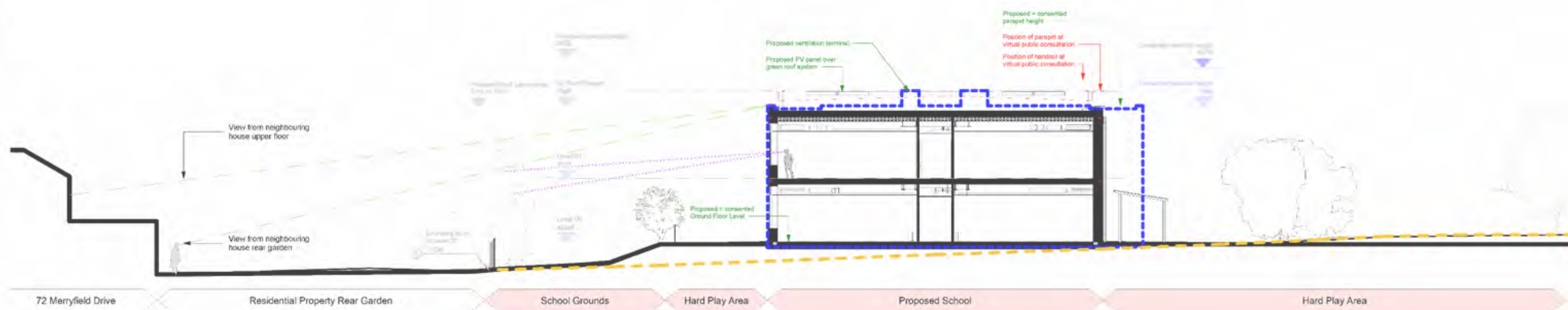
--- Outline of the consented scheme



5.5 Revised Site Sections



Section AA



Section BB



Section DD

- KEY**
- Consented building outline
Planning application DC/22/1954
 - First (online) consultation outline
 - Consented building level
 - Proposed building level
 - Sight line
 - Overlooking line
 - Existing site topography line



6.0

Access for people with disabilities

6.01 Access for people with disabilities

The design for Greenway Junior School has been developed to ensure a fully inclusive and accessible environment for all pupils, staff, and visitors. The scheme complies strictly with Building Regulations Approved Document M (AD M) and the DfE Output Specification (OS21) requirements for accessibility.

Vehicle and Pedestrian Approach

Vehicular access to the site is provided via the existing entrance on Greenway, which serves staff parking, deliveries, and emergency vehicles. Accessible parking bays are located directly outside the main school entrance, with additional accessible parking provided near the retained Greenway Nursery (Block EFAC). Spaces are laid out in accordance with AD M to provide level access to both buildings.

Public transport links are excellent, with a bus stop located directly outside the school boundary. Pedestrian access is via the main entrance on Greenway, alongside a secondary access point to the north connecting to the adjacent recreation ground. Pathways provide a clear, level approach with wall-mounted external lighting for winter illumination. To prevent hazards along pedestrian routes, all ground-floor windows are restricted to a maximum 100mm projection from the external façade.

Entrance Doors and Reception

The approach to all entrance doors features a clear, level landing of at least 1650mm x 1500mm. The principal entrance to the main school building utilises automated doors providing a minimum 1650mm clear opening width, fitted with anti-finger trap pivot hinges. Doors feature level thresholds (maximum 15mm height) with channel drains and heel-guard gratings to prevent water ingress. An area of slip-resistant barrier matting accommodates wheelchair users upon entry.

The reception counter is located immediately inside the secure draught lobby, featuring a sliding glazed hatch. A manoeuvring space is provided in front of the desk, allowing a minimum 1400mm x 2200mm clear area. The counter is split-height: a lower section at a maximum height of 760mm features a 500mm deep knee recess for wheelchair users, while the upper section sits at 1100mm. An integrated hearing loop is provided at the desk, supplemented by portable loops for use in other parts of the school.

Horizontal Circulation

All main circulation routes have a minimum clear width of 1800mm—increasing to 2400mm where lockers are present—allowing wheelchair users to pass comfortably. Internal doors are manually operated with an opening force no greater than

20N. Heavy fire doors on primary circulation routes are held open with magnetic devices linked to the fire alarm system, designed to fail-safe shut in an emergency.

Wheelchair-accessible doors provide a minimum clear opening of 800mm, with a 300mm unobstructed space at the leading edge. Doors feature lever handles operable with a closed fist. Glazed screens and doors feature vision panels between 500mm and 1700mm to ensure visibility for all users, with manifestation applied to full-height glazing at 1000mm and 1400mm above finished floor level.

Vertical Circulation

Vertical circulation is provided by two main stair cores and an evacuation lift. The stairs are designed for ambulant disabled users, featuring a clear width of 1650mm, continuous handrails, and visually contrasting nosings. Wheelchair refuges are provided on the first floor within the protected stair enclosures, equipped with two-way emergency voice communication systems linked to the main fire panel. The evacuation lift is designed to BS EN 81-72 and DfE specifications, allowing independent access to all floors for wheelchair users and safe, assisted evacuation during an emergency.



6.02 Access for people with disabilities

WC Provision, Staff and Kitchen Facilities

The school provides distributed, unisex WC facilities to ensure accessibility for all pupils. Each main toilet block includes an ambulant disabled cubicle with outward-opening doors and horizontal grab rails. Dedicated accessible WCs are located centrally on both floors, ensuring travel distances do not exceed 40m. A fully equipped hygiene room is located on the ground floor to support pupils with complex personal care needs. Furthermore, the dedicated SEND suite on the north side of the building features its own integrated accessible toilet.

Within the staff room, an adjustable-height worktop (maximum 850mm above FFL) is provided for wheelchair users, featuring a clear knee space of 700mm high by 500mm deep. The main commercial kitchen and servery conform to commercial standards, with specific staff or pupil access requirements managed operationally by the school.

Switches, Controls and Visual Contrast

Fixing heights for switches, outlets, and controls comply strictly with AD M. Wall-mounted sockets and data points are positioned between 400mm and 1000mm above the floor, with light switches between 900mm and 1100mm. Controls requiring precise hand movements are located between 750mm and 1200mm.

Accessible WCs and hygiene rooms feature red emergency pull cords, fitted with 50mm bangles at 100mm and 800mm above the floor. To assist pupils and staff with hearing impairments, flashing visual alarm beacons are integrated into the fire alarm system within all WCs, classrooms, and corridors.

Comprehensive visual contrast is applied throughout the scheme in accordance with DfE OS21 and AD M. A minimum 30-point Light Reflectance Value (LRV) difference is maintained between walls, floors, doors, and sanitaryware, ensuring clear spatial definition and orientation for visually impaired users.



7.0

Sustainability



7.01 Sustainability summary

Net zero in operation

The sustainability strategy for Greenway Junior School has been developed to achieve Net Zero Carbon in Operation, fully complying with the DfE Output Specification 2021 (OS21) Technical Annexes 2H (Energy) and 2J (Sustainability). The design is rooted in the DfE's four-stage energy hierarchy: Be Lean, Be Clean, Be Green, and Be Seen.

Be Lean (Use Less Energy)

A rigorous fabric-first approach minimises baseline energy demand. The building envelope exceeds DfE Fabric Energy Efficiency Standards, achieving U-values of 0.12 W/m²K for the roof and ground floor, 0.15 W/m²K for external walls, and 1.1 W/m²K for windows, alongside a stringent airtightness target of 3m³/h.m² at 50Pa. The 7.8m classroom depth maximises natural daylight penetration, reducing reliance on artificial lighting. To mitigate summertime overheating against the CIBSE DSY1 2080 2°C and 4°C climate change scenarios, the

design integrates passive cross-ventilation and utilises the thermal mass of the precast concrete floor and roof slabs for night-time purge cooling.

Be Clean (Efficient Supply)

Fossil fuels have been entirely eliminated from the site. Primary heating is provided by highly efficient Air Source Heat Pumps mounted on the first floor roof on the east side of the building within an acoustic enclosure. The ASHPs supply a low-temperature hot water (LTHW) circuit serving radiant panels in the main hall and hybrid ventilation units with heat recovery in the classrooms, ensuring excellent thermal comfort and high system efficiency.

Be Green (Renewable Energy & Ecology)

On-site renewable energy generation is maximised via a comprehensive bio-solar roof system. This integrates photovoltaic (PV) panels—sized to meet the OS21 target of 0.080 kWp/m² of GIFA—with a biodiverse planted substrate. Combined with a

comprehensive Sustainable Drainage System (SuDS) featuring swales, permeable paving, and attenuation basins, the site is designed to achieve an Urban Greening Factor of 0.52 and a 4% Biodiversity Net Gain (BNG).

Be Seen (Performance in Use)

To close the performance gap, the building incorporates comprehensive sub-metering across all major energy end-uses. Data will be logged at 15-minute intervals and automatically uploaded to the iSERV/K2n national benchmarking database. Supported by a rigorous Soft Landings framework and Building Performance Evaluation (BPE) process, this ensures the school's energy consumption can be actively monitored, fine-tuned, and optimised throughout its operational life.

7.02 Urban greening factor

Urban greening factor & bio-diversity net gain

Since we are applying to vary the existing permission we are not obliged to provide an increase in biodiversity net gain. However we are increasing biodiversity on site by c.15% (5% greater than the current BNG requirement for a new planning application).

Urban greening factor is a metric which is used in London to reduce the heat island effect and mitigate surface water run-off. At Greenway Junior School we will exceed the London Plan target of 0.4, and expect to achieve 0.45.

Some trees will need to be removed to facilitate the development, as set out in the tree protection plan. However all retained trees will be protected in accordance with BS 5837:2012, and additional native species trees will be planted, particularly on the west boundary.

Proposed Urban Greening Factor Calculation				
Landscape Elements	Unit	Quantity	Urban Greening...	Quantity x Urban...
	£	£		
Semi Natural Vegetation	m2	2904.0	1.0	2904.00
Wetland or open water	m2		1.0	0.00
Intensive green roof over...	m2		0.8	0.00
Standard trees in connected tree pits with a minimum soil volume equivalent to at least...	m2	2030.0	0.8	1624.00
Extensive green roof minimum...	m2	1075.0	0.7	376.25
Flower rich perennial planting	m2	118.0	0.7	82.60
Rain Gardens / Vegetated SUD's	m2	874.0	0.7	611.80
Hedges	m2	576.0	0.6	345.60
Standard trees with a soil volume less than two thirds of...	m2		0.6	0.00
Greenwall	m2		0.6	0.00
Groundcover planting	m2		0.5	0.00
Amenity grassland	m2	12292.0	0.4	4916.80
Extensive green roof sedum...	m2		0.3	0.00
Water features	m2		0.0	0.00
Permeable paving	m2	4424.0	0.1	442.40
Sealed Surfaces	m2	3124	0.0	0.00
Total greening factor				11303.45
Total Site Area (m2)				25387.0
Greening Factor (sum/site)				0.4452



7.03 Net Zero Carbon in Operation (NZCiO) Strategy

Energy Hierarchy

BE LEAN

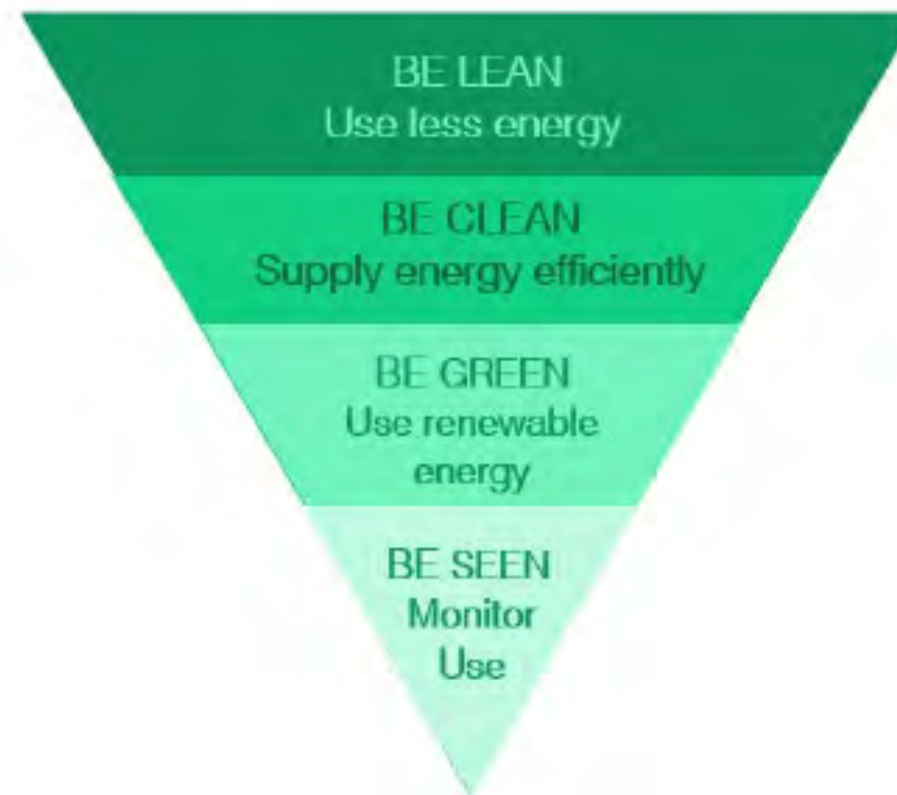
Reduction in Energy Demand

Passive

- Optimise Daylight
- Optimise use of shading
- Optimise Thermal Envelope
- Maximise Potential for Natural Ventilation
- Increase heating efficiency of Heating Systems

Active

- Include Heat Recovery
- Passive Cooling
- Efficient Lighting and Controls
- Automatic Control Systems



BE CLEAN

Eliminate use of Fossil Fuels

- Electrically driven Heat Pumps

BE GREEN

Introduce Low/Zero Carbon Technologies

- Ground Source Heat Pumps
- Photovoltaic Panels

BE SEEN

Monitor, Verify & Report Energy Use

- Automatic Energy Collection from end uses
- Verify meter readings against calculated benchmarks

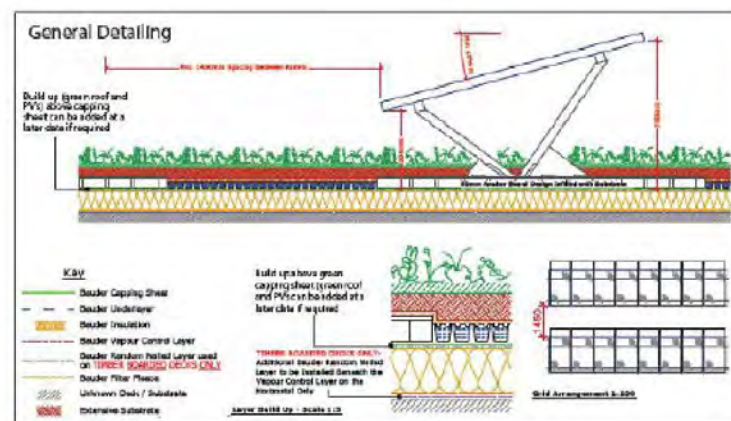
7.04 Net Zero Carbon in Operation (NZCiO) Strategy

Offsetting energy usage

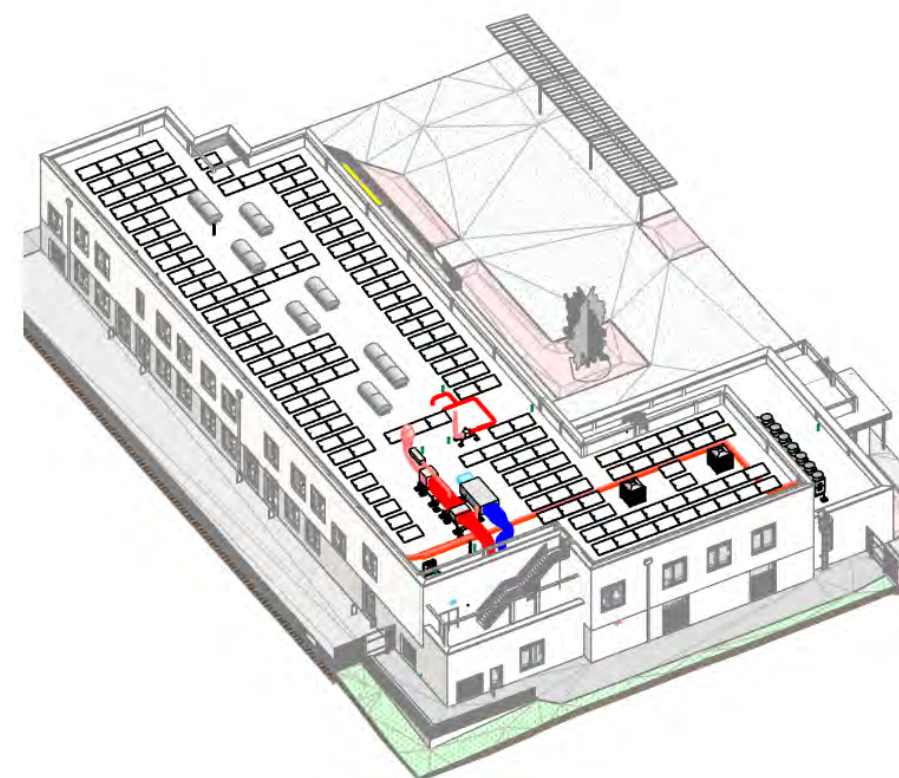
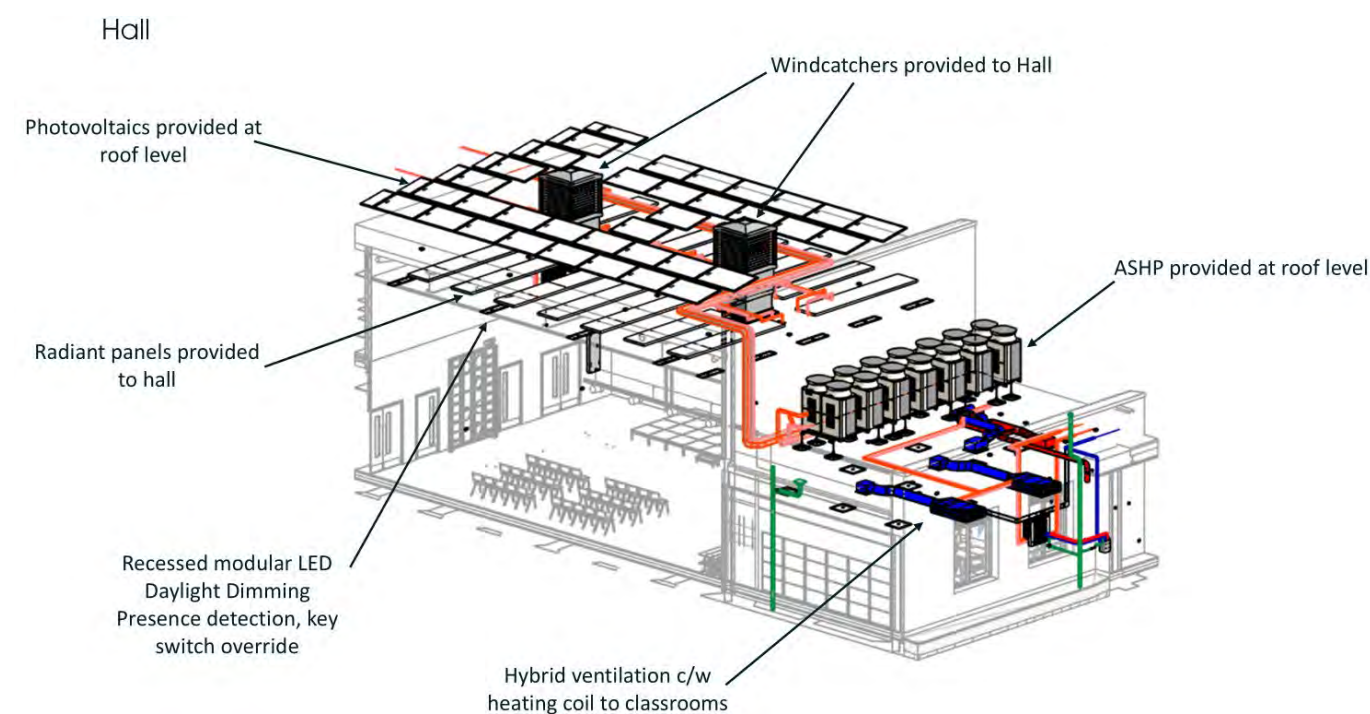
Combined Green Roof/PV Array Mounting System

Photovoltaic Panels shall be mounted across the available roof area which shall generate electrical energy for use throughout the building.

Remainder of panels to be provided via freestanding canopies or positioned on existing buildings, subject to structural investigations



Specialist framing systems provided to PV mounted on green roof to allow maintenance of roof, encourage growth and maintain panel efficiencies





8.0

Interior colour and materials



8.01 Colour Themes

In the exterior colour scheme we have intentionally used neutral colours that will not date, moving away from the greens and browns of the consented Reds 10 Scheme. However there is an opportunity to take more natural brown and green themes into the interior design of the school.

We have curated two colour themes for the schools' interiors. These are based on warm forest and natural tones. The themes are:

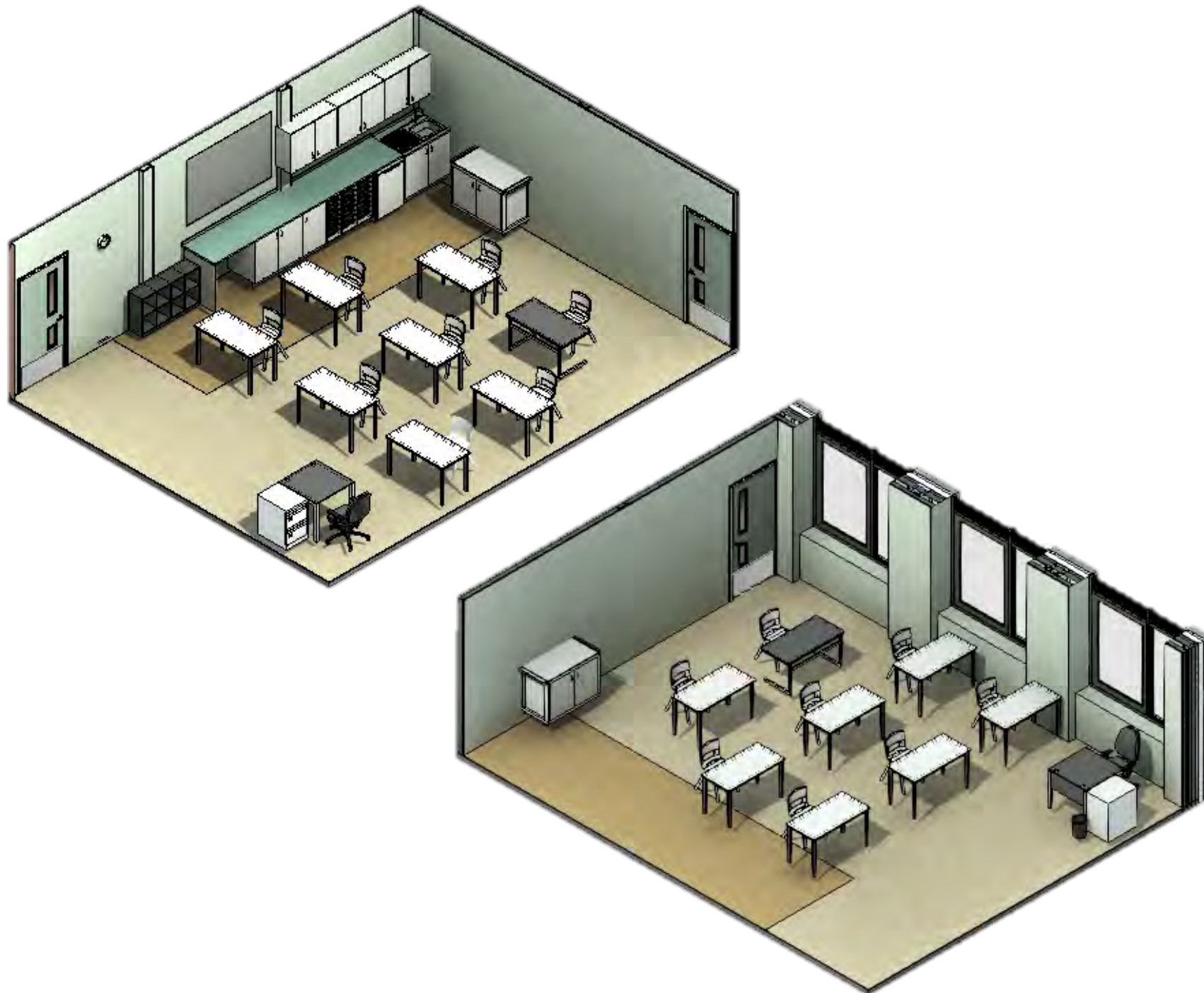
- Forest
- Natural

The themes have been developed to sit tonally together whilst achieving the colour and contrast requirements of approved document M. We have avoided theming rooms separately or having different coloured doors for departments or classrooms. We believe the colour scheme should form a coherent whole, which will unify the school and provide benefits for maintenance and replacement.





8.02 Classroom finishes (forest theme)



Sockets
Switches
Ceiling
Radiant Panels

RAL 9016
LRV 87

Walls – Classrooms

Woodland Pearl 5
50GY 65/084
LRV 65

Windows

RAL 7022
Umbrage Grey
LRV = 7

Worktop

Trespa Toplab
Aquamarine Speckle
LRV 32

Door Ironmongery
Ahmarra

Satin Stainless Steel
Average LRV 52.5

R10 Vinyl Flooring –
Wet areas

Tarkett Safetred Wood
Traditional Oak Light
LRV 25

Doors

Polyrey
Vert Sauge V113
LRV = 33

Fibre bonded carpet
Classrooms & Corridors

Heckmondwike Supacord
Safari
LRV 5

Fibre bonded carpet
Classrooms & Corridors

Heckmondwike Supacord
Sherwood green
LRV 5



8.03 Classroom finishes (natural theme)



Sockets
Switches
Ceiling
Radiant Panels

RAL 9016
LRV 87

Walls

Dulux Trade
Bleached Lichen 3 40YY
67/087
LRV 67

Windows

RAL 7022
Umbra Grey
LRV = 7

Doors

Polyrey
Chene Adrian C182
LRV <37>

Worktops – Classrooms

Trespa Toplab SGL
Denver Oak
LRV 36

Door Ironmongery
Ahmarra

Satin Stainless Steel
Average LRV 52.5

**R9 Vinyl Flooring –
Classrooms**

Tarkett Granit Safe T
Dark Brown 0725
LRV 13

**R10 Vinyl Flooring –
Wet areas**

Tarkett Granit Safe T
Dark Sand
LRV 33

Fibre bonded carpet
Classrooms & Corridors

Heckmondwike Supacord
New seal
LRV 8

Fibre bonded carpet
Classrooms & Corridors

Heckmondwike Supacord
Sherwood green
LRV 5



9.0

Internal 3d views



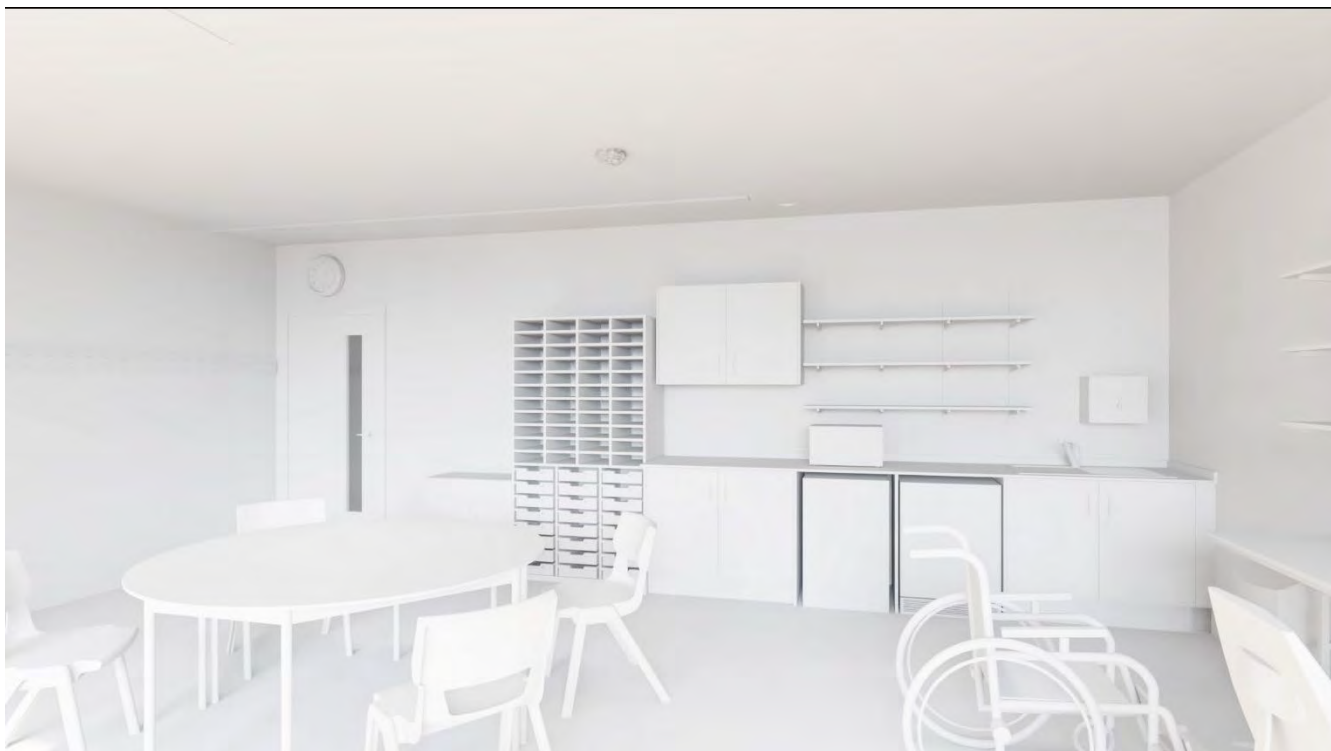
9.01 Internal 3d views: Assembly hall, staff room & library



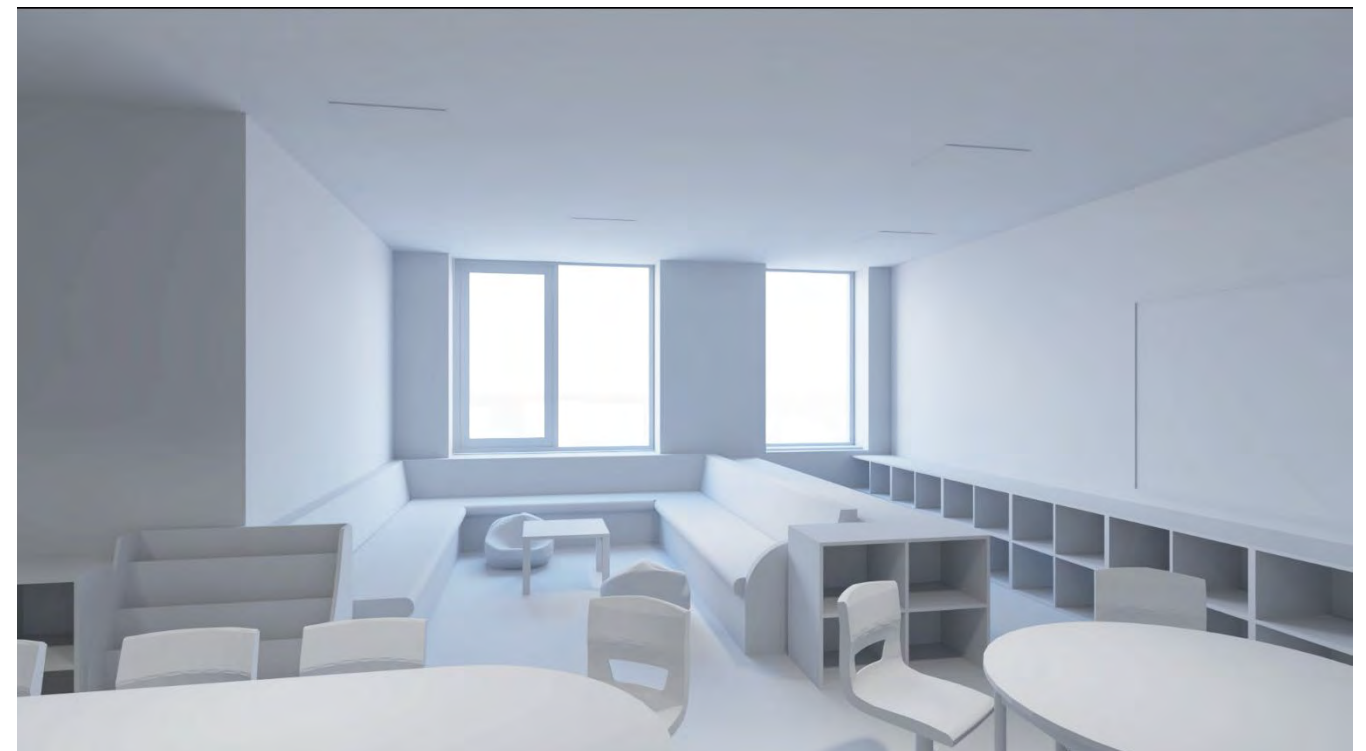
00-008 Assembly Hall



00-008 Assembly Hall with 00-006 Music & Drama Studio beyond



01-044 Kitchenette bay within 01-043 Staff Work Room (Prep & Social)



01-004 School Library (Primary)

9.02 Internal 3d views: Primary practical room and first floor junior classroom



01-041 Primary Practical (Food Science / DT)



01-041 Primary Practical (Food Science / DT)



01-037 Junior Classroom



01-037 Junior Classroom



10.0

Summary

The consented scheme for Greenway Junior School was unaffordable and did not fully meet the requirements of the current DfE brief. To this end a new delivery team was brought on in January 2026. In addition there were a number of technical planning conditions which needed to be discharged to make the consented scheme viable. This abridged RIBA Stage 3 report presents the updated design proposals for Greenway Junior School—a 360-place junior school for pupils aged 7–11, located on Greenway, Horsham.

The updated design has been developed through an extensive programme of stakeholder engagement, comprising six structured review meetings with the DfE, GLF Schools Trust, Morgan Sindall Construction, ECE Architecture, Atking Realis (Technical advisors), and the school's leadership team, and responds comprehensively to the requirements of the School-specific Brief and the DfE Output Specification 2021.

the principal amendments comparted to the consented scheme comprise:

- a revised school building based on traditional steel-framed construction, rather than the previously approved modular construction approach;
- an amended building footprint, broadly within the same southern part of the site as the approved scheme, but reconfigured to reflect the revised construction methodology, internal

layout, Department for Education requirements and site constraints;

- a revised building form, with the classroom arrangement reducing the overall depth of the building and increasing its length in order to provide the required accommodation;
- confirmation that the proposed building height is consistent with the height of the extant approved scheme, responding to matters raised during the pre-application and consultation process;
- revised internal layouts, including changes to classroom, teaching and support space arrangements;
- relocation of the SEN suite, including the provision of dedicated external play space;
- amendments to the external play space layout, including the relationship between hard play, soft play, secure circulation and the school building;
- revised access, servicing and operational arrangements, including updated vehicle access, maintenance access and service areas;
- provision of a bin store and air source heat pump enclosure along the southern boundary;
- amendments to the external appearance and materials of the building, including the use of facing brickwork and white render;
- updated landscape proposals, including refinements to boundary treatment

- introduction of a swale to the south of the site as part of the revised surface water drainage strategy;

Pre-application advice has been obtained from the local planning authority.

An online consultation event was held for immediate neighbours and for the wider community. Our application includes a comprehensive community engagement report, but in summary;

- We have responded to this feedback as follows: We have ensured the building is no taller than the original consented building.
- We have held a second, in person, public consultation event to ensure those without internet access can view the scheme and make comments.
- We have made investigations into the drainage in the north west corner of the site, and developed a drainage strategy that is acceptable to the LFA and mitigates any risk of flooding to surrounding homes.
- We have submitted a discharge of conditions application for the outstanding planning conditions from the consented scheme.



ECE
Architecture