

INGFIELD MANOR SCHOOL WOODVIEW SCHOOL DEVELOPMENT

Design & Access Statement

DATE : MARCH 2026



MILLER BOURNE
ARCHITECTS

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Version	Date	Author	Checked
Draft	05.11.2025	JC	RM
Pre Planning App	07.11. 2025	RM	PH
Planning App Draft	20..03.2026	RM	PH
Planning App	08.04.2026	RM	PH

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1.0 Introduction

Overview

This Design and Access Statement has been prepared on behalf of Solutem Shared Services in support of a planning application for a SEN School Facility at Ingfield Manor School, Ingfield Manor Drive, Five Oaks, Billingshurst, West Sussex, RH14 9AX.

The facility is to be owned and operated by Ambito Care and Education, a Solutem Company, who are a leading provider of care, education and support for the elderly, disabled and people with learning disabilities and complex needs.

The proposal is for the construction of a Special Educational Needs Facility on a previously developed site close to the existing school. The facility will be constructed in 4 Phases to accommodate the increase in pupil numbers as the school grows.

This document should be read in conjunction with other related reports and drawings forming the planning application.

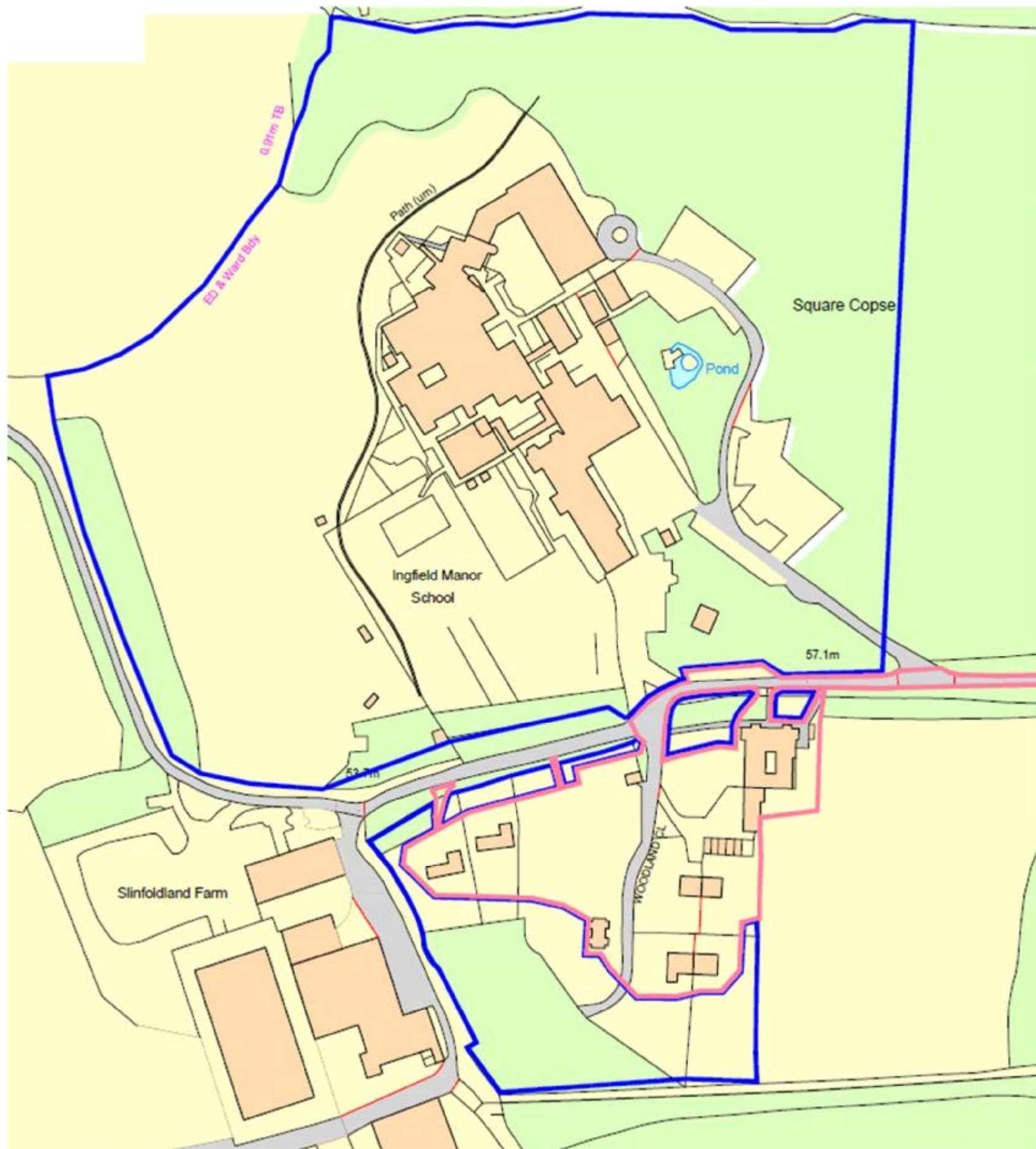


FIG 03

2.0 Location & Access

Ingfield Manor School is located in a secluded rural site at the end of a lane that is accessed directly from the roundabout at Five Oaks, on Stane Street, 1 1/2 miles north of Billingshurst (refer to Figs 02 & 03).

The access lane from the main road passes through the school site providing access to Slinfoldland Farm to the west. The school is located on the northern side of the access lane and the proposed site is to the south (refer to Fig 03). The proposed site has an area of 1.01 hectares.

The school site is surrounded by a mixture of open farmland and woodland with the areas to the North East and South West being designated as Ancient Woodland.

The main school campus buildings vary in age and style, with the original Manor House to the south having been extended and there are numerous single storey buildings that have been added to the north as the school has grown. The most recent addition is a single storey, two classroom building located in a triangular plot of land to the south of the Manor House which is part of the Woodview School facility.

The proposed development site sits to the south of the access lane between the main school site and the Slinfoldland Farm. There is a short road called Woodland Close running into the site, which provides access to a number of houses, and a hostel building that used to provide accommodation for staff at the school but which have been empty for some time and are now derelict.

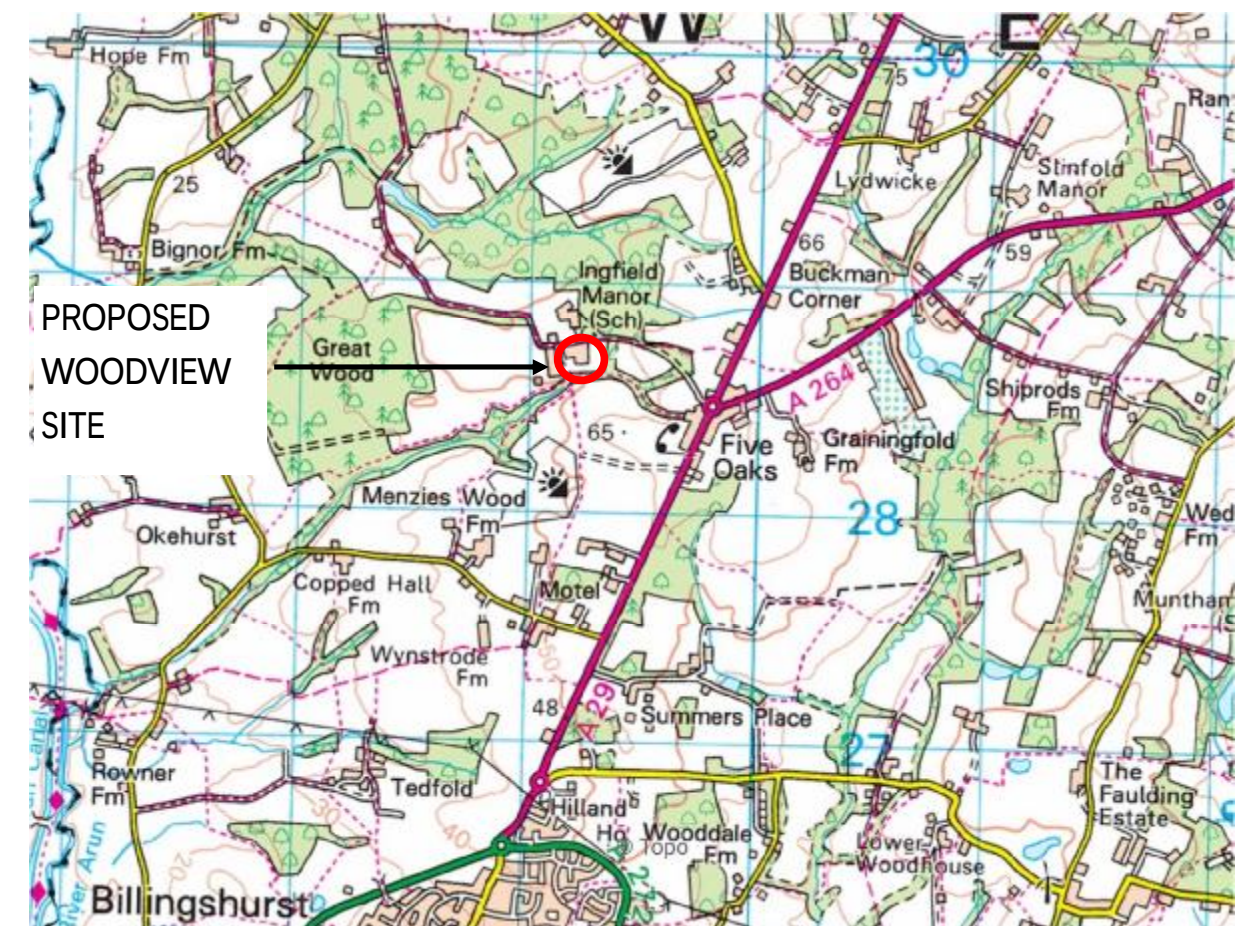


FIG 02

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3.0 The Proposed Site

The proposed site was developed in the early 1970s with seven two storey houses, garages and a larger 3 storey hostel building together with an access lane and hard standings. The buildings have been empty for some time, are in very poor condition and the previous garden areas have become heavily overgrown (see photos below).

Planting on the site includes a number of mature native species, primarily located on the perimeter boundaries to the north and west and woodland to the south. There are also a number of conifers and non-native plants originally associated with the houses. Refer to the Arboricultural report for further information.

There is a gentle fall running diagonally across the site from the north east down to the south west. The woodland to the south did not form part of the original garden areas, was not previously developed and this falls outside of the proposed development site.

There are currently some Woodview classrooms located on a triangular plot of land on the northern side of the access lane (see Fig 1) but the site is too small and heavily planted with trees to accommodate the facilities required. It is also directly in front of the Ingfield School main entrance which already suffers with congestion. The proposed site will allow the new Woodview facility to be in close proximity to the Ingfield Manor facility but also independent and have it's own identity.

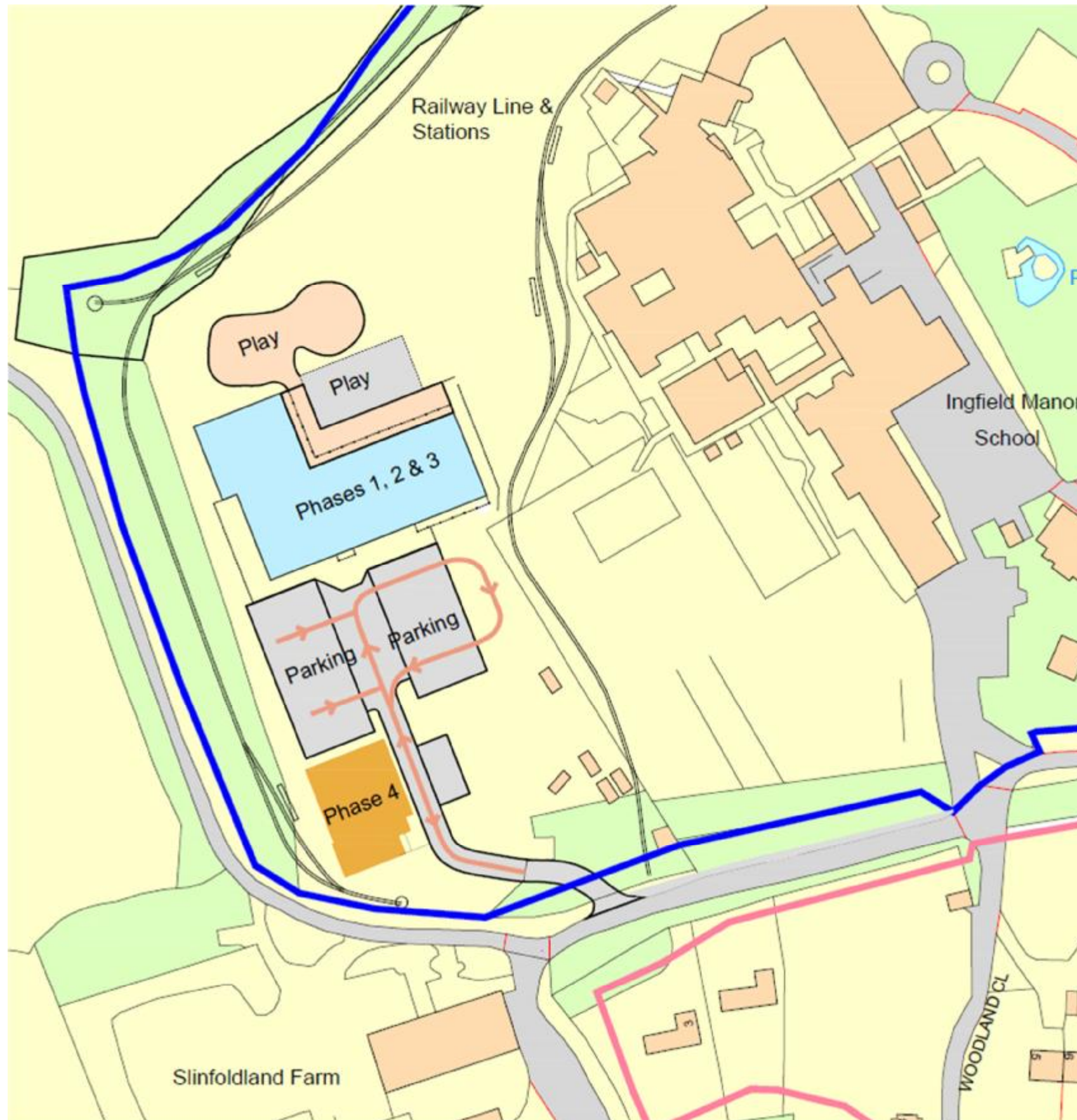


OUTLINE SITE ANALYSIS



4.0 Site Constraints & Opportunities

- Although now overgrown, the site is a brownfield site, having been previously developed with a number of existing buildings ranging from a larger 3 storey Hostel building in the NE corner and the remainder being two storey dwellings and single storey garages. There is a lane passing down through the site with connecting hard standings and pathways into each site.
- The buildings are predominantly located in the upper northern half of the site with the lower southern section being woodland. The majority of high quality trees and vegetation are along the boundary lines creating an attractive buffer between the site and adjacent areas.
- The site gently falls from the north east corner down to the south west corner.
- There is an existing single vehicle access point from the lane to the north and two pedestrian access points in the north eastern corner.
- There is an existing substation that supplied the buildings on the site but also feeds the main school and also provides a supply to Slinfoldland Farm to the west. Foul drainage is also within the site making mains connections straightforward.
- As the site is removed from the main school site, it could be developed and managed with minimal disruption to the functioning of Ingfield Manor campus but would be close enough to allow for shared facilities if required.
- The site creates a quiet, natural and peaceful setting, ideally suited for proposed pupils.
- A shallow drainage ditch runs along the northern side and down the western side of the site.
- Although the site is overgrown, much of the vegetation to northern area is from the overgrown gardens with non-native species.
- The eastern side of the site is open onto farmland.
- There are public footpaths passing along the access lane to the north and directly south of the site through the woodland.



5.0 Possible Alternative Site

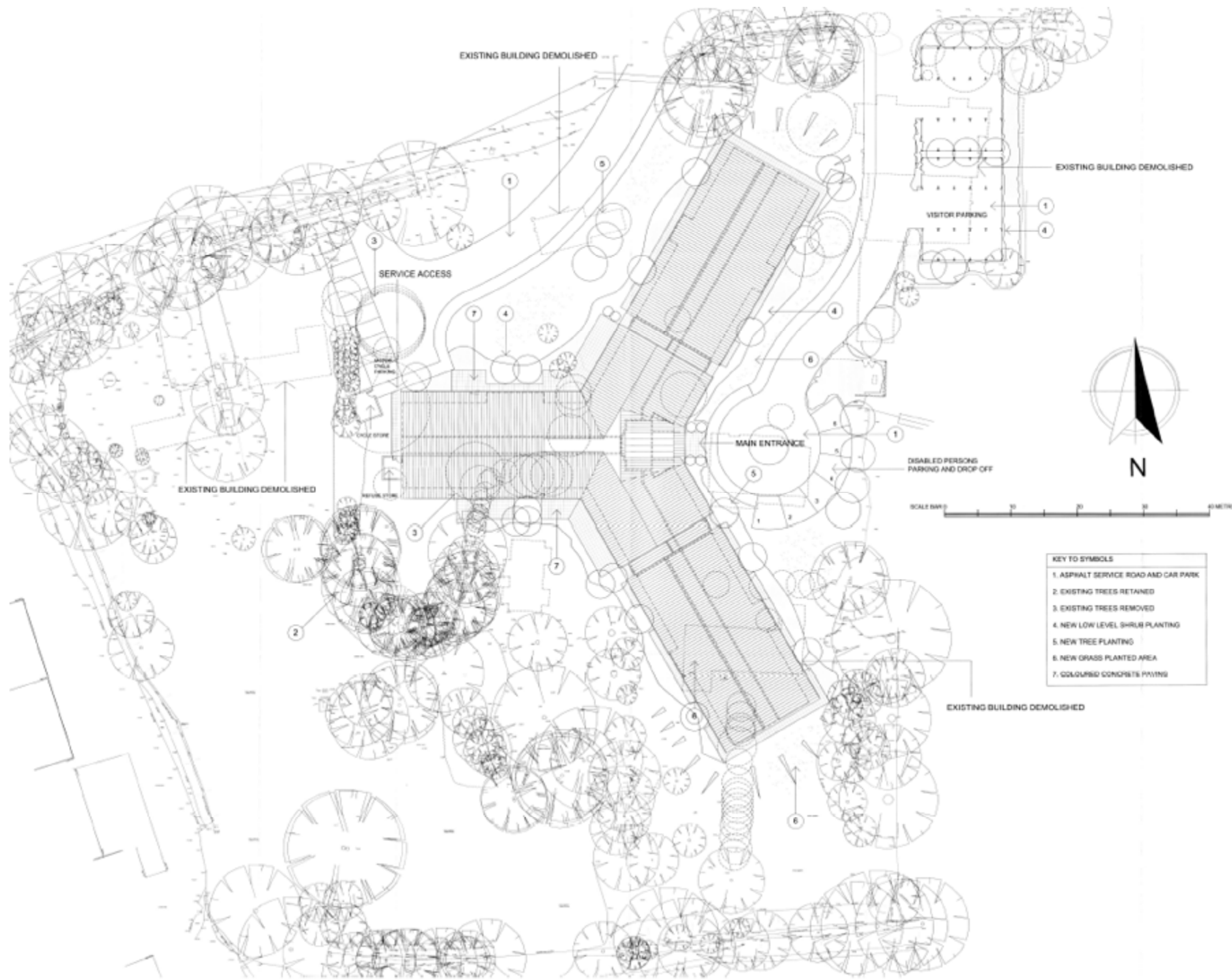
The Western Field Site

Directly West of Ingfield Manor there is a large field that wraps around the western and northern sides of the school, which has a heavily wooded perimeter on the southern, western and northern sides. The Ingfield Manor Light Railway line runs along both sides of field with stations dotted along its length. This site was considered, but following some investigation was discounted for the following reasons:

- The site, although large enough to accommodate the proposed facility, currently provides open landscape views from the main school and old Manor house. A new development would have an impact on existing views from the school and the public footpath to the south and west.
- The Ingfield Manor Light Railway line runs around the edges of the site, which would create complications in the day to day functioning of the school.
- Any development would require a new access road connection through the existing tree line to the lane to the south. Because of the poor vision splays this road would need to be increased in width, which would result in the loss of a significant number of mature native trees.
- Development of this site would leave the existing brown field site and dilapidated buildings to the south in a deteriorating condition.
- The use of this site does not provide the degree of separation between the Ingfield Manor School and the proposed Woodview facility and could appear to be a single development.
- Development of this site does not 'contain' the new facility compared to development on the southern site.
- There are public footpaths passing along the access lane to the south and east.
- Any development would create a block to any future use of the remaining land to the north.

6.0 Previous Approvals

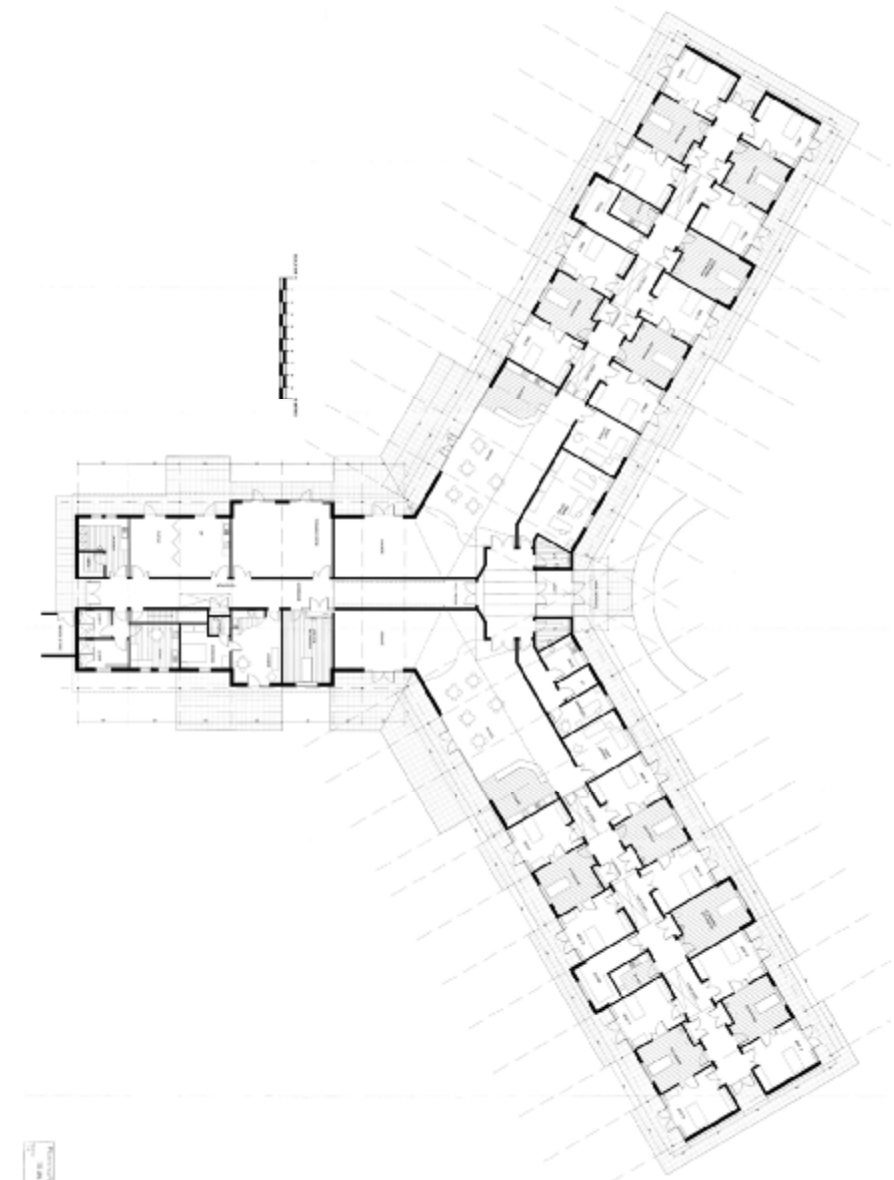
In 2019 Planning Approval was granted for a 16 Bedroom residential care facility with ancillary accommodation on the proposed site. The building required the demolition of the existing buildings and had a gross internal floor area of 1520m² in three wings projecting from a central entrance allowing all the rooms to open out onto a terrace. The building was single storey with an unequal pitched roof, with a ridge height of approximately 6.5m.



Site Plan

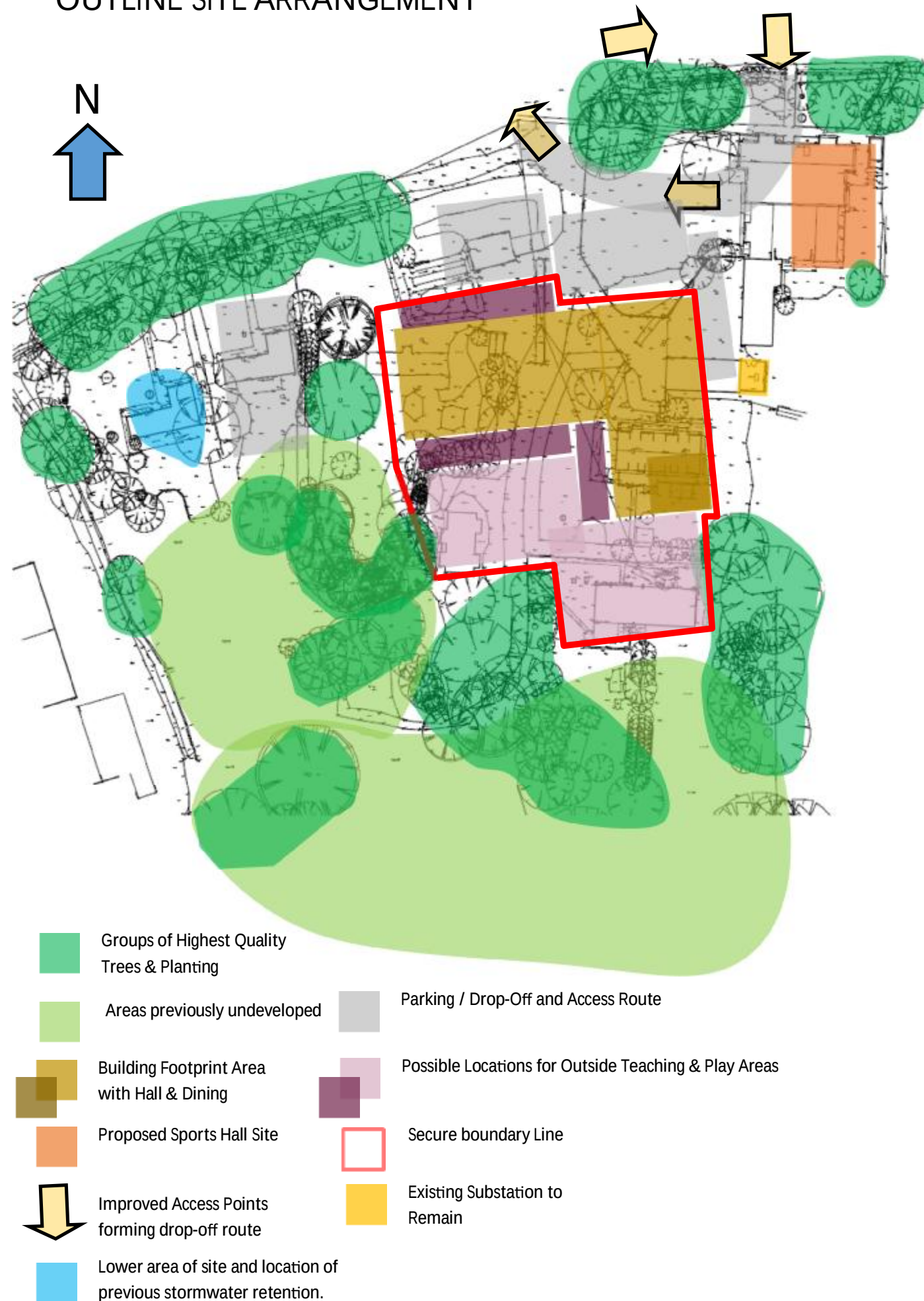


Part Elevation



Floor Plan

OUTLINE SITE ARRANGEMENT



7.0 Site Strategy

- Locating the new school and facilities to the north of the site on the areas with existing buildings or hard standings will minimise impact on the site and greener areas.
- It is proposed that the development will only affect a small number of existing trees and the majority of existing high quality trees and planting especially to the site boundary will fall outside of the development site.
- The development will improve existing green areas to create improved wildlife habitats and bio-diversity that could be used by the school as a teaching resource.
- Creating a new additional vehicle access point, combined with the existing, will create a circulatory drop-off and pick-up route, minimising congestion on the site.
- Locating the parking and entrance on the northern side of the building will allow the majority of the outside play and teaching areas to be located to the quieter and greener southern side, with shade from the woodland areas.
- Locating the sports hall on the site of the former Hostel will have a reduced roof height compared to the existing and so minimises visual impact.
- The proposed location for the sports hall between the two school sites will allow use by the Woodview and Ingfield pupils but could also be used independently by outside groups without affecting the functioning of the school.
- Setting the building out in an L-shape creates a compact floor plan and encloses the play area to the rear.
- The L-shape of the building will allow for phased construction whilst minimising disruption to the running of the school (see phasing plans).
- Constructing the proposed school buildings as single storey will provide easy access into and out of the building and minimise the visual impact.
- Locating the majority of the classrooms to the southern side will make maximum benefit of the natural light.



8.0 Proposed Site Layout

The proposed site layout locates the development to the northern section of the site, on the area previously developed with housing and hard standings and so eliminating the need to develop into the woodland to the south.

The development is also pulled back from the northern boundary and the tree lines to the south to minimise the impact on trees and root zones, allowing these to be retained and providing a green enclosure to the school buildings and external areas.

A circulatory vehicle route has been formed into and out of the site to provide a safe and efficient drop-off and pick-up area directly in front of the main entrance. The access points in and out of the site use the existing vehicle access and an existing pedestrian access point in the north eastern corner, that will be increased in width.

Provision has been made for disabled parking bays and visitor and cycle parking adjacent to the main entrance and staff parking to the north and east. There is a larger vehicle bay tucked to the side of the school to service the school, kitchens and the adjacent refuse enclosure.

The school buildings form an L-shape. This form fits comfortably on the available site and encloses the main hard play area on the quieter southern side of the site. Further south of the main hard play area there will be two informal play areas embracing the woodland setting.

The L-shape also lends itself well to a phased building programme and to the accommodation required in each phase (refer to Phasing strategy).

The site falls gently from the north eastern corner and down towards the west and south western corner and it is proposed to follow the existing levels as far as possible. However, because of the length of the building footprint running east to west there is a need for the ground levels to be made up to the western end of Phase 1 which will then fall away down to the staff carpark. There will also be a change in level between the main hard play area and the smaller play areas to the south (refer to existing and proposed ground levels on the proposed site layout drawing).

The surface water system will be designed using porous surfaces where suitable, SuDS troughs for the rainwater and attenuation tanks located below the hard play area and car park. For full details refer to the drainage engineer's proposals.

The proposed soft landscaping scheme has been developed to provide a high level of native species plants to enhance the development of the school within the woodland setting and to provide improvements to the ecology and biodiversity. Two small ponds will be formed on the western side of the site, enclosed with a safety fence that will provide an additional area of ecological benefit and also a teaching resource for the school. Refer to Lizard Landscape proposals for full details of hard and soft landscaping.



Phase One

The Phase 1 Building and external facilities can be constructed on a secure site minimising disruption to the running of Ingfield Manor School and at the same time protecting the natural assets on the site.



Phase Three

The Phase 3 Building will use the Phase 4 building site as the location for the contractor's compound allowing the site preparation and below ground works to be safely undertake before the Phase 3 building units are lifted into place and finished off and connections into phases 1 & 2 made to create the completed school building.



Phase Two

The Phase 2 Building will use the Phase 3 building site as the location for the contractor's compound allowing the site preparation and below ground works to be safely undertaken before the Phase 2 building units are lifted into place and finished off.

This phase will also include the construction of the remaining external works to the front of the building and the extension of more informal external play areas to the south.



Phase Four

The compound for Phase 4 would be located in the adjacent parking area to the north and the eastern site access. The tight working area will require restrictions in working times to avoid disruption to the school but the site is adequately separated from the main school building.

Proposed Prefabricated Construction System

For the development of the school it is proposed to use a Modular Prefabricated building system, which has been used successfully on the Ingfield Manor site. One of the main benefits of using such a system is the speed of construction and the ability to minimise the on site disruption compared to traditional building methods. Although the system would require the formation of foundations and below ground services similar to a traditional building. All the building structure is formed within a factory and then craned into position on site, jointed together and finished off internally. This would allow the vast majority of the work to be carried out over the summer holiday period when the school is empty.

9.0 Development Phasing & Construction



10.0 Building Layout

10.1 Phase 1 Layout

Phase 1 Floor Layout (Internal Floor Area 643m²)

The Phase 1 building provides the primary teaching facilities and will allow the transfer of pupils from the current Woodview temporary buildings and an additional influx of pupils.

The layout makes efficient use of space and locates the primary teaching spaces where they can gain natural light, views and access to outside spaces.

Disabled facilities for pupils and staff will be provided and all doorways will have flush and level thresholds.

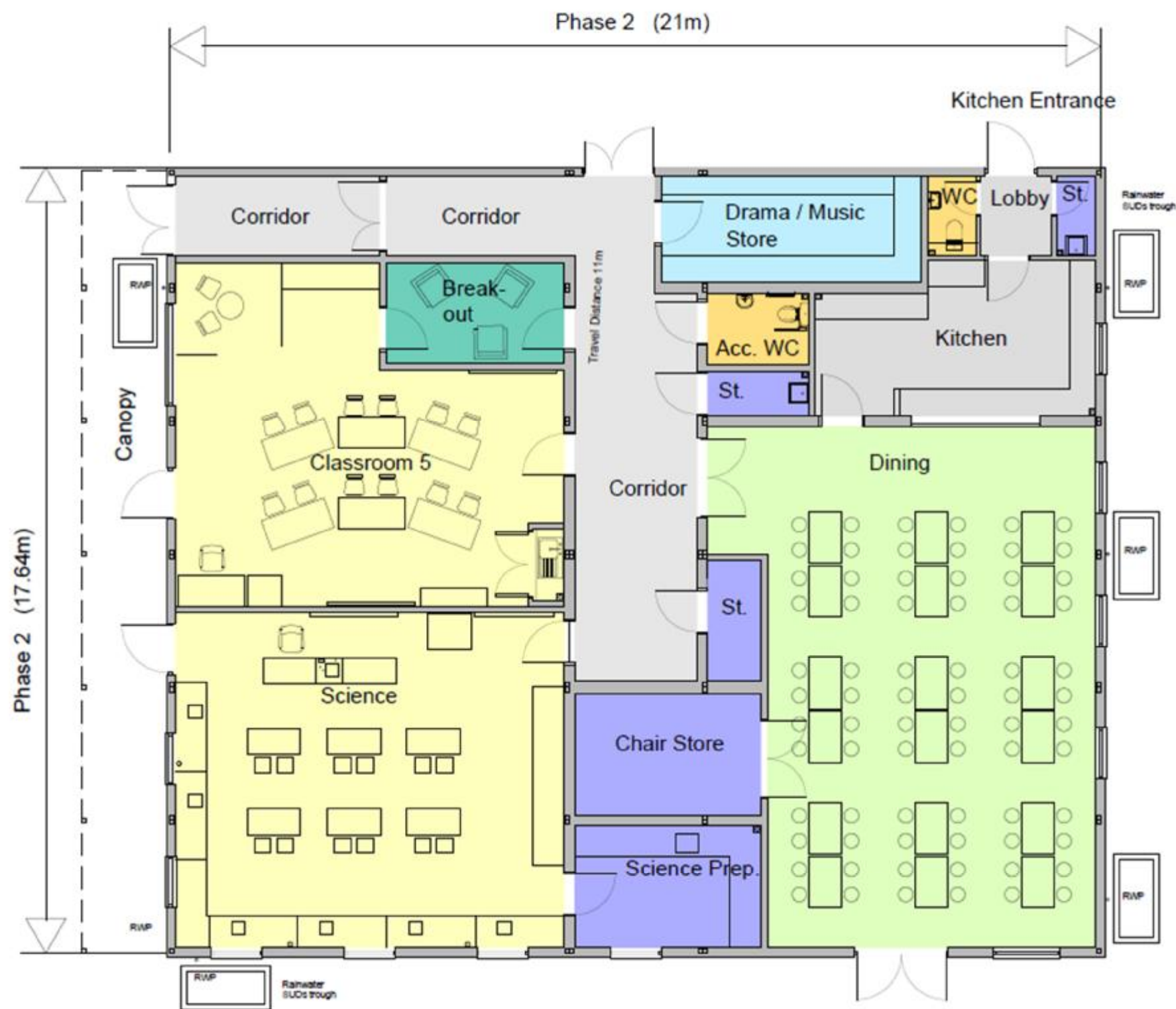
Classrooms are either dual aspect or fitted with rooflights at the rear to provide good levels of natural light and ventilation.

Breakout spaces will be provided, accessed directly from the classroom areas, together with a Sensory Room located in a quieter area away from the main teaching area.

Each classroom will have an external door providing access to a covered external area and from there to the various external play areas.

The layout has been designed to allow for connection into Phase 3 with minimal disruption (see completed building plan).

The Electrical Intake Room being centrally located in the final development will be used to serve Phases 2 and 3 although the heating and hot water within each building will be independent.



10.2 Phase 2 Layout

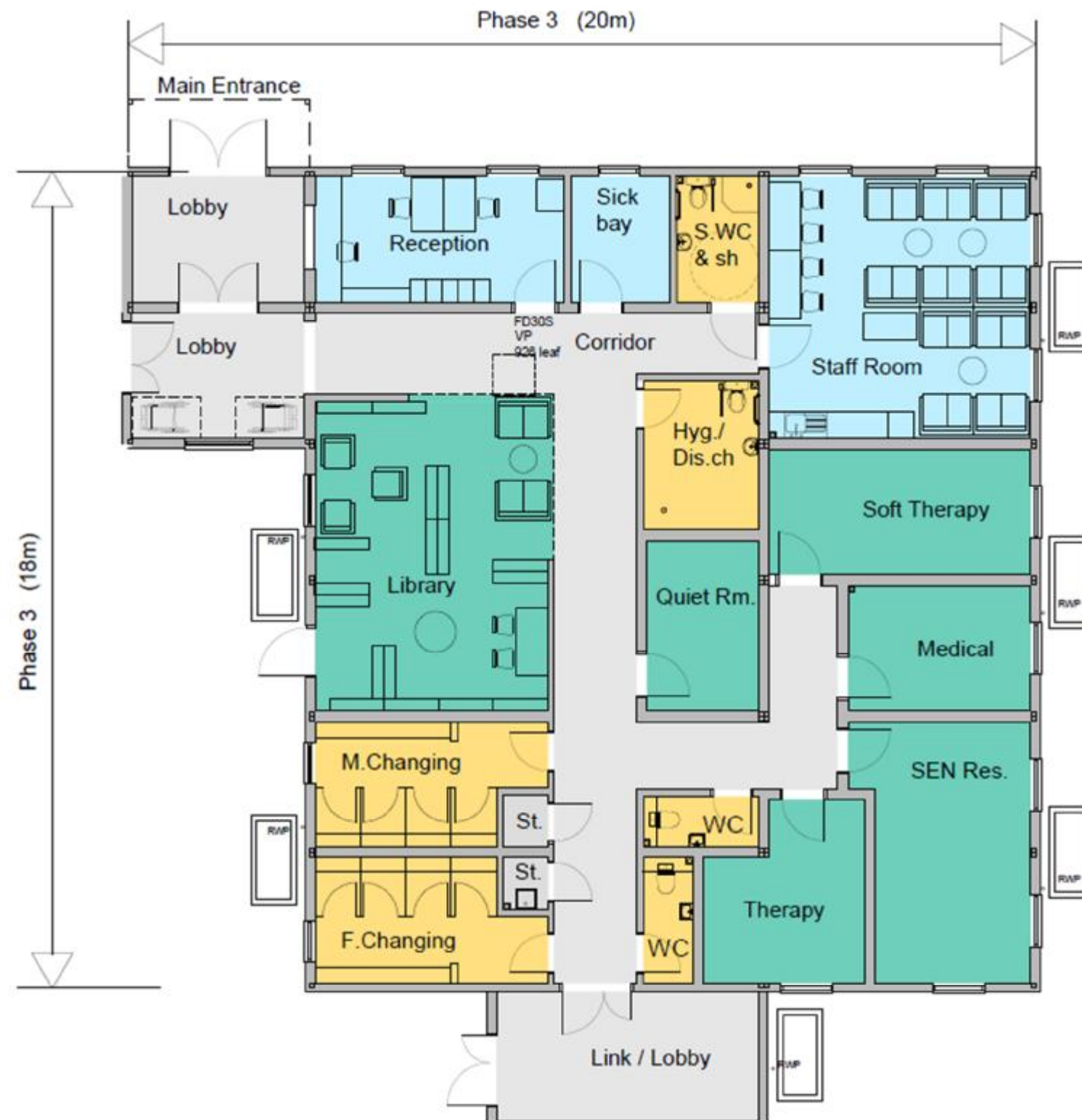
Phase 2 Floor Layout (Internal Floor Area 361m²)

The Phase 2 building provides an additional classroom, specialist Science classroom with Prep and a Dining Room with kitchen that will serve the school.

Both the classrooms have doors leading out to covered external teaching areas. The kitchen is serviced from the north eastern corner via an access route down the side of the building, allow it to function securely without disturbing the pupil areas. (see site layout)

Prior to the construction of phase 3, the phase 2 building will only be connected to the Phase 1 building via the external canopy. The final main physical and circulatory connection will be created upon completion of the Phase 3 building. Which will link all the buildings into one.

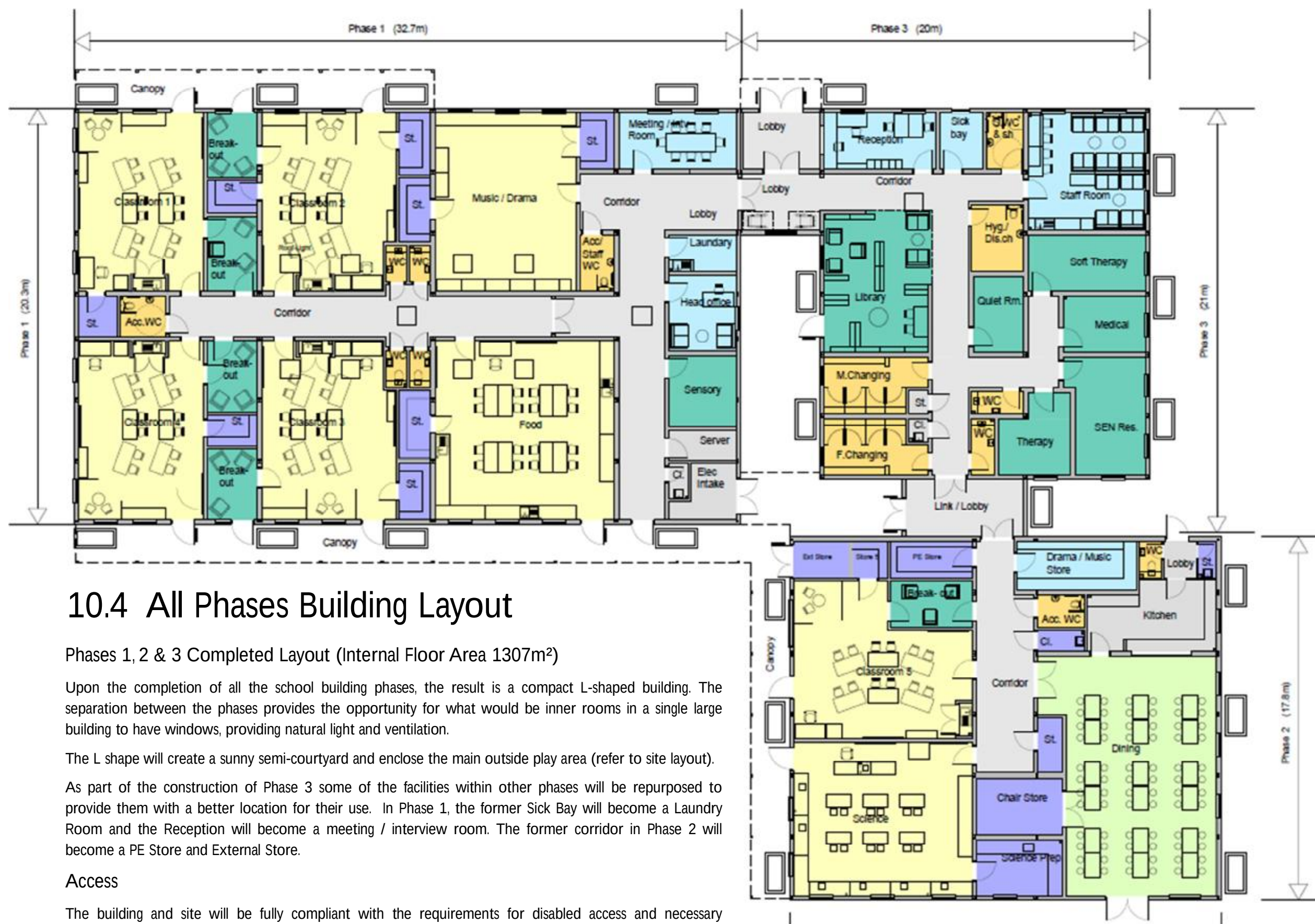
10.3 Phase 3 Layout



Phase 3 Floor Layout (Internal Floor Area 361m²)

The Phase 3 building provides the remaining staff facilities and ancillary teaching accommodation in the form of a library, therapy and support rooms, as well as pupil changing facilities which link between the two main teaching wings.

To minimise disruption during the construction period, Phase 3 will be formed with narrow links connecting into Phases 1 & 2. This will allow the foundations and below ground services and superstructure to be constructed away from phases 1 & 2 and then the small more intrusive connections formed in the summer holidays when the school will be empty.



10.4 All Phases Building Layout

Phases 1, 2 & 3 Completed Layout (Internal Floor Area 1307m²)

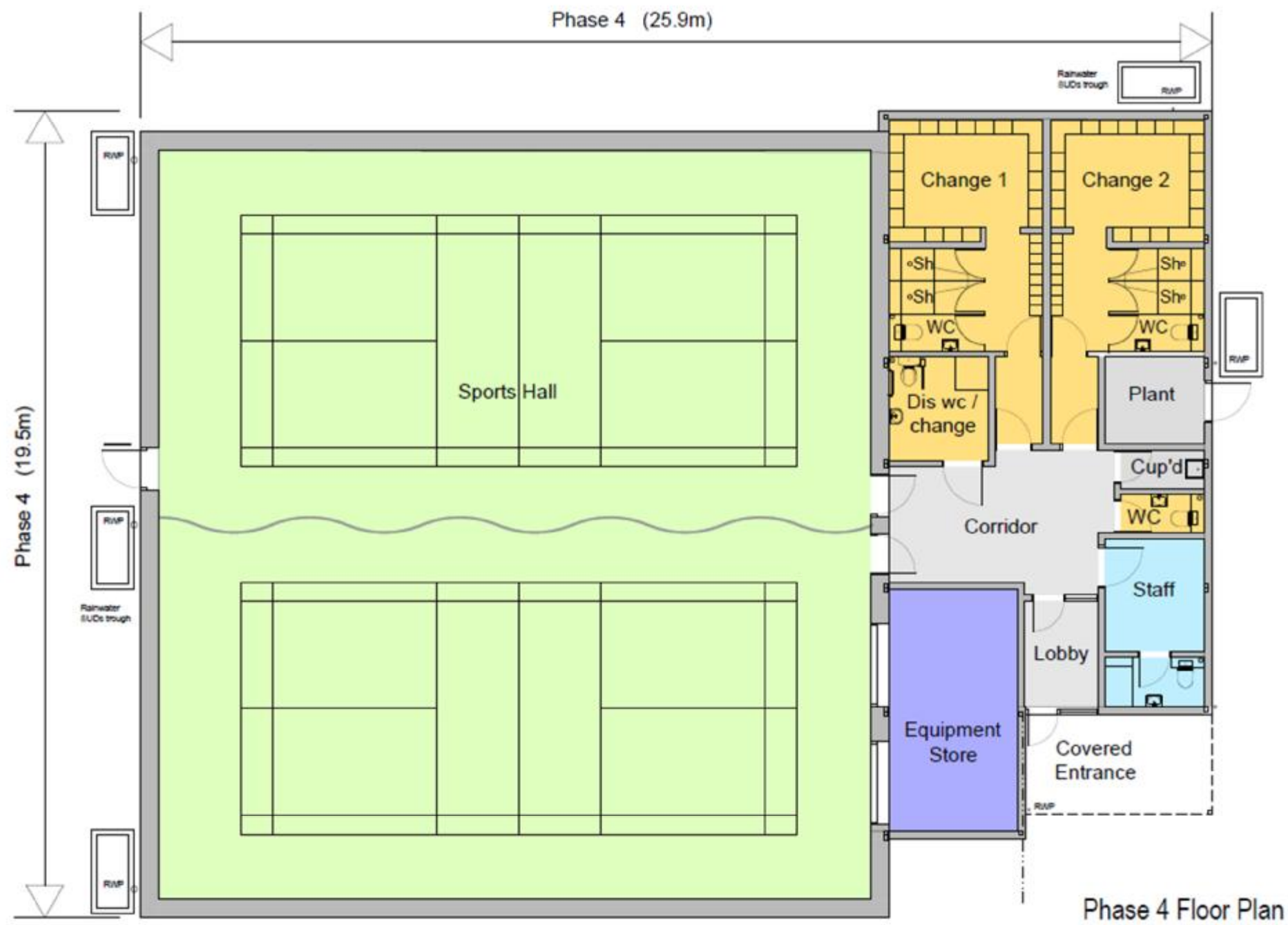
Upon the completion of all the school building phases, the result is a compact L-shaped building. The separation between the phases provides the opportunity for what would be inner rooms in a single large building to have windows, providing natural light and ventilation.

The L shape will create a sunny semi-courtyard and enclose the main outside play area (refer to site layout).

As part of the construction of Phase 3 some of the facilities within other phases will be repurposed to provide them with a better location for their use. In Phase 1, the former Sick Bay will become a Laundry Room and the Reception will become a meeting / interview room. The former corridor in Phase 2 will become a PE Store and External Store.

Access

The building and site will be fully compliant with the requirements for disabled access and necessary provisions within school buildings. All access doors will have flush thresholds and external changes in level will be designed for wheelchair access. Suitable toilet provision has been provided for pupils, staff and visitors.



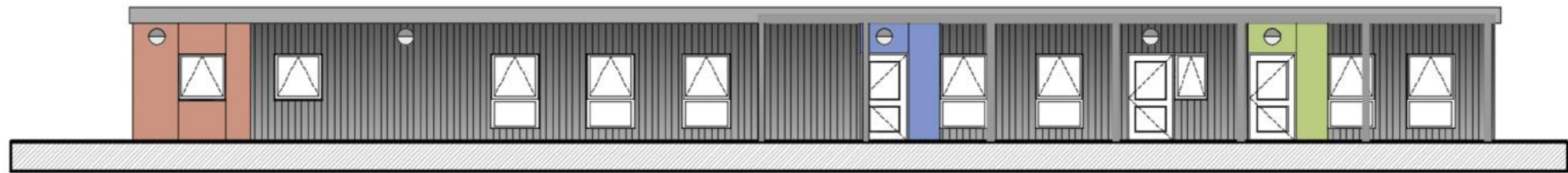
10.5 Phase 4 Layout

Phase 4 Floor Layout (Internal Floor Area 435m²)

The Phase 4 Sports Hall building will provide a facility for both Woodview and Ingfield Schools.

The building has a generous two badminton sized sports hall that is able to be centrally divided with a curtain, with each side being able to be accessed from the entrance corridor.

There are changing and washing facilities for users as well as staff and visitors. The building is accessed via a covered entrance which is in close proximity to the main school entrance but also easily accessible by Ingfield School pupils.



Phase I Southern Elevation



Phase 1 Northern Elevation

Materials Key:

	Rockpanel woods "Carbon Oak" cladding panel
	Rockpanel colours cladding panel, various colours to accent entrances.
	Powder coated metal framing to canopy colour Anthracite
	Windows and doors to be UPVC colour anthracite.



View of an similar single storey school building.

11.0 Scale & Appearance

The school is proposing to construct the new buildings using a modular, prefabricated building system that has been previously used at the school successfully.

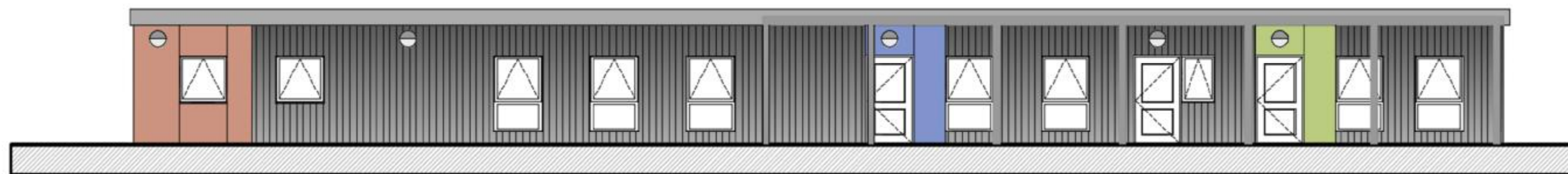
The system is based around prescribed module sizes, that the proposals have been designed to, but they lend themselves to the scale and form of school buildings.

Although the modular systems can be constructed as two storey buildings, which would partially reduce the building footprint, doing so would not work with the required Phasing and disabled access, and would be overly complicated.

The proposed single storey school benefits from minimising the height and visual impact of the building, allows views over the top in the woodland setting and also provides unrestricted horizontal access through, and in and out of the building.

The elevations sit low with the window fenestration and canopies providing interest and depth. As the three phases are constructed they will be linked using a smaller linking blocks that will separate each phase from the other and create breaks in the elevations.

External materials are a simple pallet with a silver grey cladding and coloured highlights to the entrance areas.



Phase 1 Southern Elevation

Materials Key:

	Rockpanel woods "Carbon Oak" cladding panel
	Rockpanel colours cladding panel, various colours to accent entrances.
	Powder coated metal framing to canopy colour Anthracite
	Windows and doors to be UPVC colour anthracite.



School Building Cladding



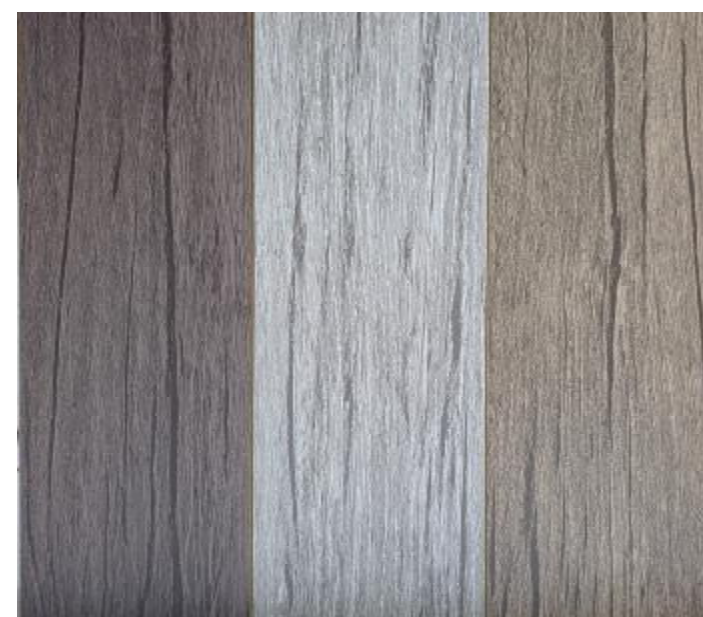
12.0 External Materials

School Building

It is proposed to clad the majority of the school building elevations with Rockpanel 'Woods' cladding boards - Ceramic Oak - which has a very similar colour and tone to weathered cedar. Coloured Rockpanel cladding will then be used to highlight around classroom doors and the main entrance. The natural muted tone and colour of the cladding will blend with the woodland setting and the colours will break up the elevations and provide additional interest.



Sports Building Cladding



Ceramic Oak Marble Oak Rhinestone Oak

Sports Hall

The sports hall building which has larger elevations without windows will be clad using the same Rockpanel 'Woods' but using a combination of Ceramic Oak, Rhinestone Oak and Marble Oak set in a random vertical pattern.

The lower level reception wing will match the school building clad in Ceramic Oak and the entrance highlighted with a coloured panel.



Phase 1 Main Entrance



Completed All Phases Main Entrance



Phase 1 View into site from the vehicle exit.



Phase 1 View into site from the vehicle exit.



Phase 1 View of Northern Elevation



All Phases View of Northern Elevation



Phase 4 Sports Hall



Western Carpark & Pond