15/00614

Design & Access Statement:

Modular Nursery Building
At Cedars Park, Sunbury TW16 6QQ

Borough of Spelthorne

DESIGN AND ACCESS STATEMENT - 15/00614/FUL

Date: 22/04/2015

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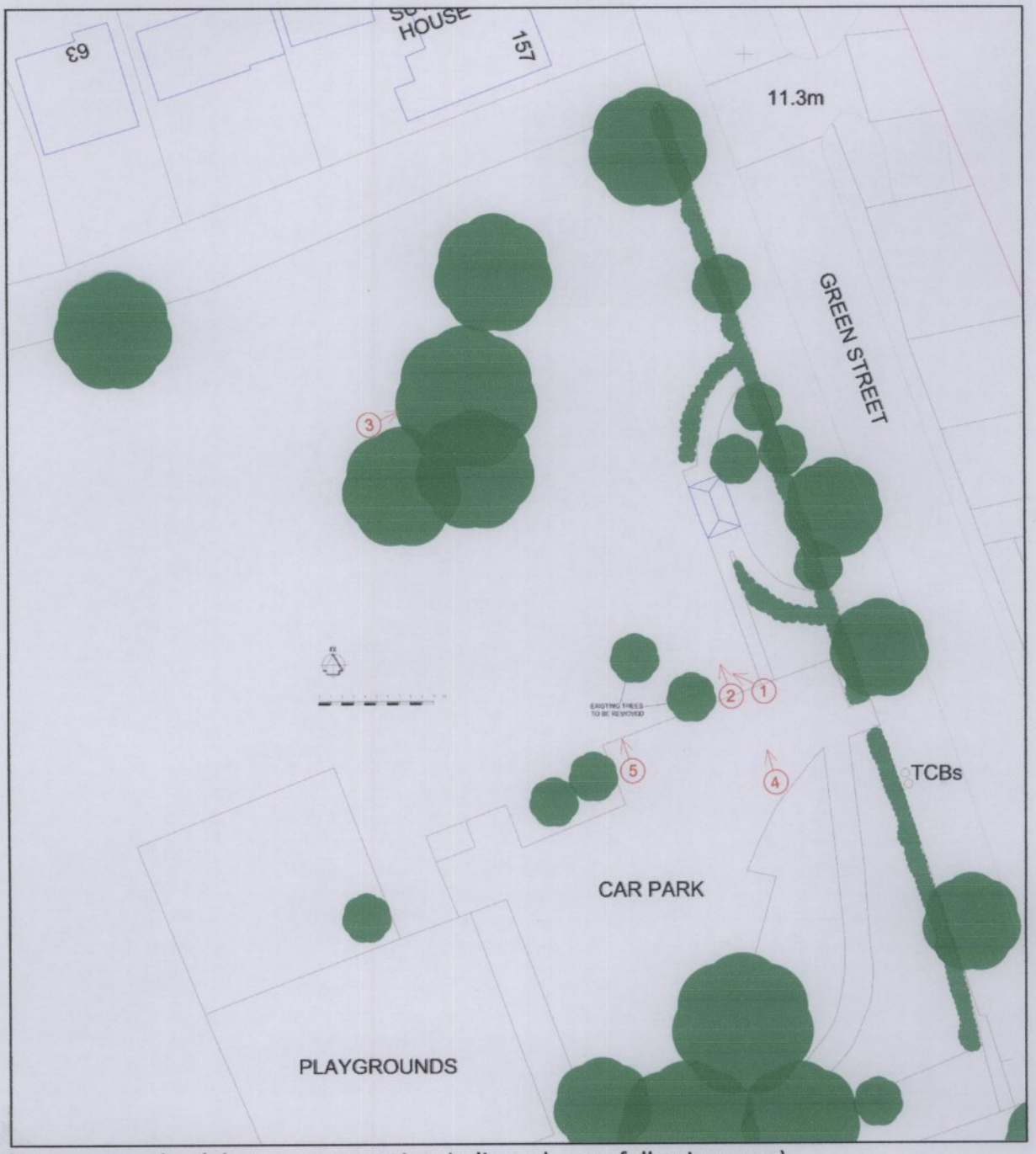
1.0 Justification Statement

In August 2014 Sunshine Nursery, were looking to expand in the Sunbury area due to full classes and high numbers of children aged 2 to 4 year olds on the waiting list who were unable to obtain a nursery place. In addition to this there is an unprecedented increased demand for Free Early Education for Two Year olds (FEET funded) 2 year old places which the Nursery was unable to assist with despite booking 12 FEET funded children for September 2014. Initial contacts were made with Spelthorne Council and the nursery was put in contact with Trina Froud from Kempton Carr Croft who act as the property consultants for Spelthorne Borough Council. The Nursery was given details of a piece of land in Cedars Park, Sunbury which was available for tender. Sunshine Nursery submitted a proposal for a modular building with outside play area for a children's Day Nursery. This proposal was accepted subject to planning permission.

Since August 2014 the demand for places in the Sunbury area has grown to such an extent that as of March 2015 places for September 2015 at Sunshine Nursery have already been filled with daily requests for places from the public and the Surrey Early Years FEET team. The existing Nursery facilities are ideally located within Hawkedale School however there is no room to expand to meet the increased need for nursery places in the Sunbury area. The new building would provide additional spaces and will help to meet this demand and provide much needed places for children who are currently registered for FEET funding but unable to find a nursery place in the area. In addition to the nursery places, an Afterschool Club for children who attend local primary schools and a Holiday Club are also part of the nursery plans. This will assist working families with continuity of care for their young children.

2.0 Site details

2.1 *Location*



Existing site plan (photo vantage points indicated – see following page)

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

PHOTO 5

2.2 *Trees*

3.0 Design Statement –

3.1 *Use*

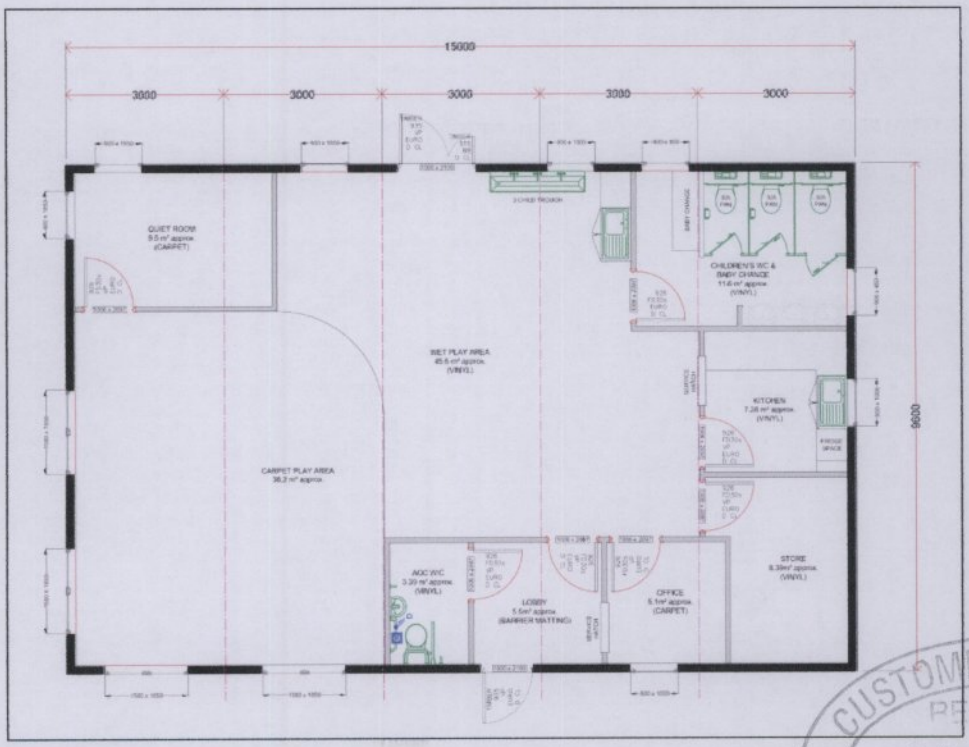
The basic brief for the development has evolved to create a new purpose-built new Early Years Foundation Stage modular building to replace the current, poorly sited, unsuitable building. The facility will comprise of one classroom, to include full and relevant provision for two to four year olds.

The additional accommodation required is as follows:

- One Classroom for two to four year old nursery children,
- A Group room to provide Speech and Language support, parenting classes and meeting space for professionals working with the children and their families.
- Office space for staff storage
- Pupils' cloaks areas
- Storage
- Kitchen to provide meals for the children
- Children's Toilets
- Staff toilets
- Covered external play areas to enable access to outdoor play throughout the year
- Play area.

The proposed development is a single storey rectangular shaped block, with a canopy attached to the northern side of the proposed building. The remainder of the area to the rear of the building to be fenced with 2.4 meter Paladin fencing and evergreen shrubs planted and bamboo screening to protect the children. The ground to be laid out in a mixture of soft play surface and grass, with the existing tree falling with the boundary fence line is to be retained. To the front of the building, tarmac or paved access will be provided to enable easy access to the main entrance. A bike/buggy shelter will also be installed in an effort to encourage families to walk to the nursery. Proposed side entrances for refuse bin storage and rear emergency access gates.

Proposed site plan



Proposed floor Plan

3.2 *Amount* –

The proposed development comprises a single storey building, which is rectangular in plan. The overall length will be 15m and the width 9.6m. The gross internal floor area of the building is 144m^2.

The overall site area for the pre-school is approximately 1215m2

The schedule of accommodation is as follows –

Space	Area m^2
Total play area (inc wet play area)	83.7
Quiet Room	9.5
Office	5.1
Kitchen	7.28
Children's WC & Baby change	11.5
Disabled Toilets.	3.39
Store	8.39
Entrance Lobby	5.5

3.3 *Layout*

The proposed building would be sited to the North side of the existing park car park, located immediately to the right (when entering) of the main vehicular access point to the park site.

3.3 *Scale*

The scale of the building is influenced by three significant factors. First and foremost, the building is designed to be of child scale. It is important that the experience of the youngest group of school children, in their first period of their school lives, feel comfortable and confident. Secondly, the setting of the building is

adjacent to the car park and entrance to the park and thirdly it matches the blue print of the previous pavilion on the south West side of the park.

The building will take the form of a rectangular shaped block, reducing its apparent scale with a 10 degrees apex roof in keeping with properties in the immediate vicinity.

The entrance and circulation spaces are of an intimate scale and welcoming, the classroom is open and airy but intimate, comfortable and easily understood by small children.

The building itself is on the ground, limiting its scale and the canopy area will reinforce the limited scale of the building where the children will play.

The form of the building is modest, low key in character and the low level of the window sills and careful detailing adds to the child centred character of the building whilst maintaining a sophisticated urban form and style.

Windows on all sides of the block will provide light and cross ventilation.

3.4 *Landscaping*

The application site is rectangular shaped in plan, with an overall area of approximately 1215m^2 (0.1215Ha).

The vehicular and pedestrian entrance to the site is via a gate to Cedars Park from Green Street.

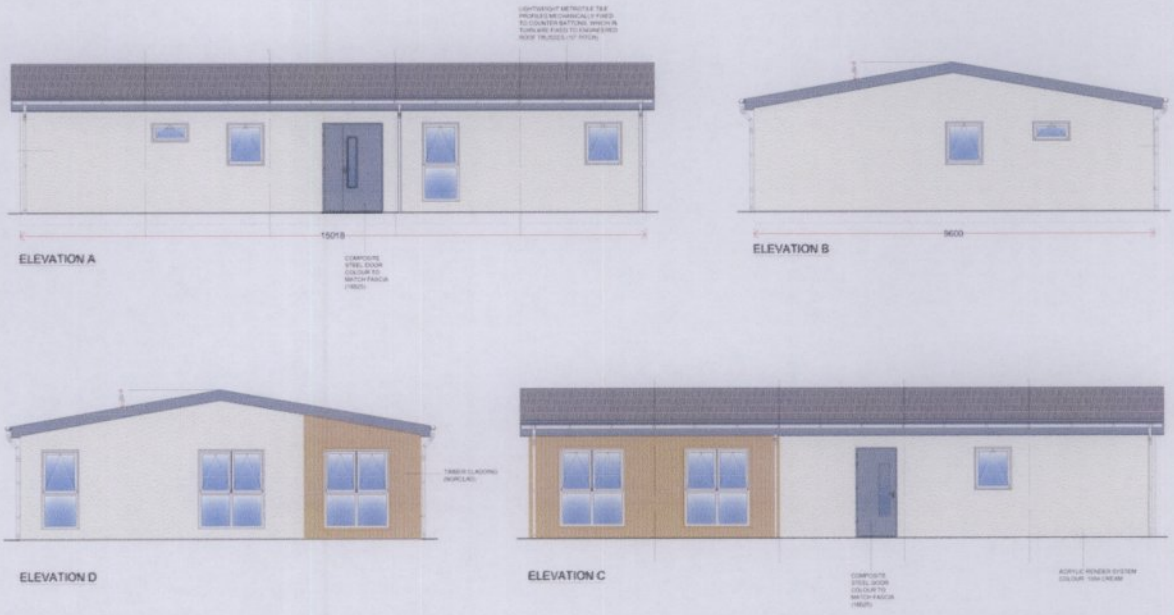
There is an existing tree within the proposed outdoor play area considered worthy of retention.

The external space to the north of the proposed building is laid out to lawn. The proposal is to keep some of this grass area but to part cover the area with soft play surface to enable the children to play outdoors all year round on wheeled toys.

The surrounding area is a park with a children's playground, tennis courts and public car park close by to the south of the proposed site.

3.5 *Appearance* –

To minimise the impact of the building, great care has been taken to ensure the most appropriate external cladding options have been selected. In an effort to be sympathetic to the surrounding topography, a similar palette of materials have been chosen to complement the surrounding residential properties and parkland setting. The modest scale of the building lends itself to careful detailing and clever use of materials such as timber cladding, render and a lightweight metal tile adorning the pitched roof.



4.0 Access Statement

4.1 *Vehicular*

The site is well located for access to road, bus and rail networks and within walking distance of most of the pupils attending.

The site has access to the local road network. The existing system of roads and footpaths provide excellent access to local facilities and is capable of sustaining the development.

Public Transport

- The proposed site is reasonably well located in relation to existing public transport. Three primary schools serving a local catchment area are close by which makes it is more likely that pupils will access the nursery on foot. However the close proximity to existing public transport corridors will be important to encourage future staff and visitor trips by sustainable modes.
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- The site is well located for access to the public transport system. The bus routes 235, 216, 555 and 557 passes along Green Street linking Lower Sunbury with Upper Sunbury, Ashford, Staines and Heathrow Airport. .

- Sunbury and Upper Halliford train Stations on the South West Train Line are approximately half a mile away to the North West and North East of the proposed site, linking Lower Sunbury with Shepperton and the commuter route to London.

Pedestrian Access

- The pedestrian routes into the site are clearly defined and are overlooked by the adjacent properties providing a safe and secure environment.

Walkable Amenities

- Community and commercial amenities are available five minutes' walk away from Cedars Park.

Utility Access

- Utility and delivery vehicles will be able to use Cedars Park vehicular access from Green Street.
- Deliveries will be minimal

Emergency Vehicle Access

- Fire appliances and ambulances are able to approach the building via the vehicular access to Cedars Park from Green Street.

5.0 Sustainable Design –

SUSTAINABILITY STATEMENT

The approach taken to achieve a sustainable development are as follows:

1. Design building and its services for minimum energy use

   It is proposed to design mechanical and electrical services for minimum energy use by providing:

   a) The Building Envelope will be designed to achieve high levels of thermal performance by using insulation that will be included in the Floor, Walls and Roof of the structure to maximise the efficiency of energy used.
   b) Energy efficient space heating will be employed throughout the building.
   c) Low energy lighting with automatic controls to exploit daylighting.
   d) Natural ventilation to all spaces via the windows.
   e) Installation of low energy fans in toilet and cleaner's areas and heat recovery units elsewhere where mechanical ventilation is required.

2. Specify environmentally-friendly construction materials

   The following requirements will be included in the specification for the building works:

   - A minimum of 60% of timber products for the basic building elements will be obtained from sustainable sources (CSA, FSC, MTCC, PEFC, SFI) and the balance from a temperate source (i.e. non tropical wood)
   - All insulation materials will be CFC and HCFC free to minimise stratospheric ozone depletion and have a Global Warming Potential (GWP) of less than 5.
   - Low emission finishes, construction materials, carpets and furnishings should be used wherever practical.
   - Materials used in the development will be sourced locally wherever possible.

3. Use water conservation devices and recycling techniques:

   In order to ensure mains water consumption is minimised, the following measures will be adopted:

   - 6/8 litre dual flush cisterns will be fitted to all new toilets. Aerating or flow regulated taps will be installed.
   - It is proposed low water consumption washing and dishwashing machinery will be provided.

4. Provide internal/external recycling facilities

Recycling containers will be provided in classroom, and staff rooms. These will be emptied and deposited in containers designated for each type of waste located at the recycling centre at the southern end of the building and collected by the Local Authority recycling service.

5. Design out negative microclimatic effects

- The building and principal fenestration is orientated to avoid solar heat gain and glare in the teaching spaces.
- By virtue of its compact form and low profile, the microclimatic impact of the building on the environment of surrounding spaces and buildings will be negligible. The building will have no overshadowing effect and little affect on wind flow patterns in the vicinity. The building will cast some shadow over the playground areas to the rear which is considered beneficial to young children who will spend a significant part of the day outside.

6. Facilitate the use of public transport

The public transport details set out above demonstrate that the development is reasonably well located for the provision of public transport.

7. Mitigate light pollution

External illumination will be kept to a minimum. External luminaires will be at low level and provided with cowls or shields mounted on the top of the light source to prevent upward spillage of light into the sky, thereby reducing potential light pollution and maintaining the garden like setting of the site.

8. Reduce adverse impact of construction process on quality of site and its surroundings.

6.0 Additional Information

6.1 *Site Area*

The total site area of the site to be developed is approximately 0.1215Ha.

6.2 *Buildings Area*

Total building footprint of 144m^2

6.3 *Vehicle Parking*

There are currently car parking spaces on site and it is not proposed to amend these in any way.

6.3 *Cycle spaces*

There is currently no secure cycle parking spaces and it is proposed to provide a cycle/buggy shelter to encourage less vehicular use.

6.4 *Staff Numbers*

The proposed number of staff is 5.